

HEAVY POWER | $\pm$ 2,400 AMPS AVAILABLE

630 FOREST STREET

Marlborough, Massachusetts

INDUSTRIAL / FLEX / OFFICE

6,515 SF Available Immediately



INDUSTRIAL/FLEX/OFFICE SPACE AVAILABLE

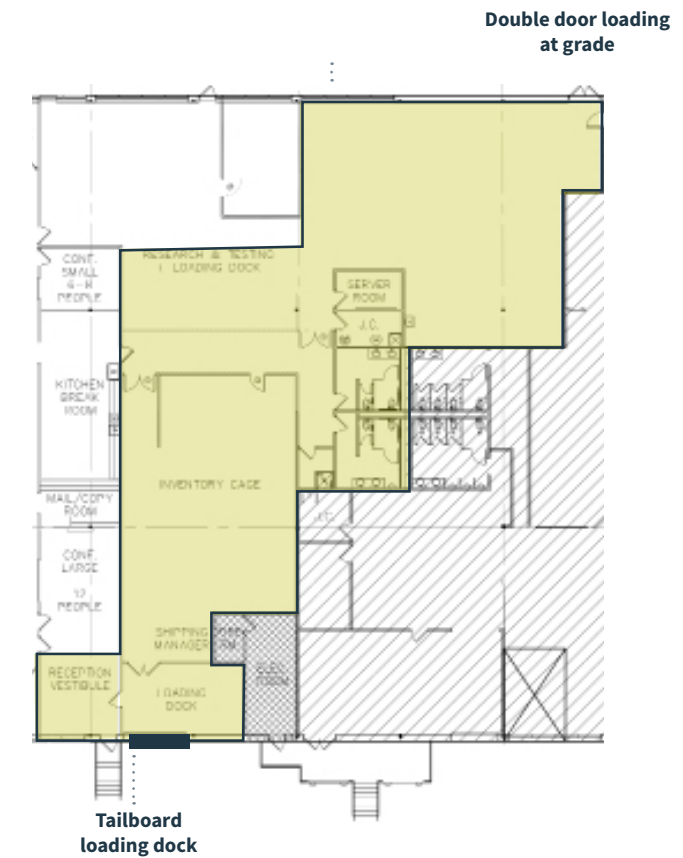


PROPERTY SPECIFICATIONS

BUILDING TYPE:	Industrial/Flex
YEAR BUILT:	1990
AVAILABLE SPACE:	6,515 SF
TIMING:	Vacant/Available Immediately
BUILDING SIZE:	50,110 SF
PARKING:	2.7/1,000 SF (Ability to add additional parking to create 5.9/1,000 SF for new tenant)
CLEAR HEIGHT:	16.5' to Joist 19.5' to Deck Drop Ceiling Height: 9'
LOADING:	One (1) Tailboard Loading Dock Double Doors at Grade (Ability to add garage door loading at rear of buildig for partial cross dock)
COLUMN SPACING:	40' x 42'
POWER:	3-phase 4 wire, 480/277 volts 3,000 amps switchgear. Exterior pad mount transformer is 1,000 kVA. Available power is approximatley 1,500 amps with the ability to increase to ± 2,400 amps.
HVAC:	Throughout Entire Premises
UTILITIES:	Electric: National Grid Water/Sewer: Municipal
SIGNAGE:	Exterior Building Signage Available

FIRST FLOOR | 6,515 SF

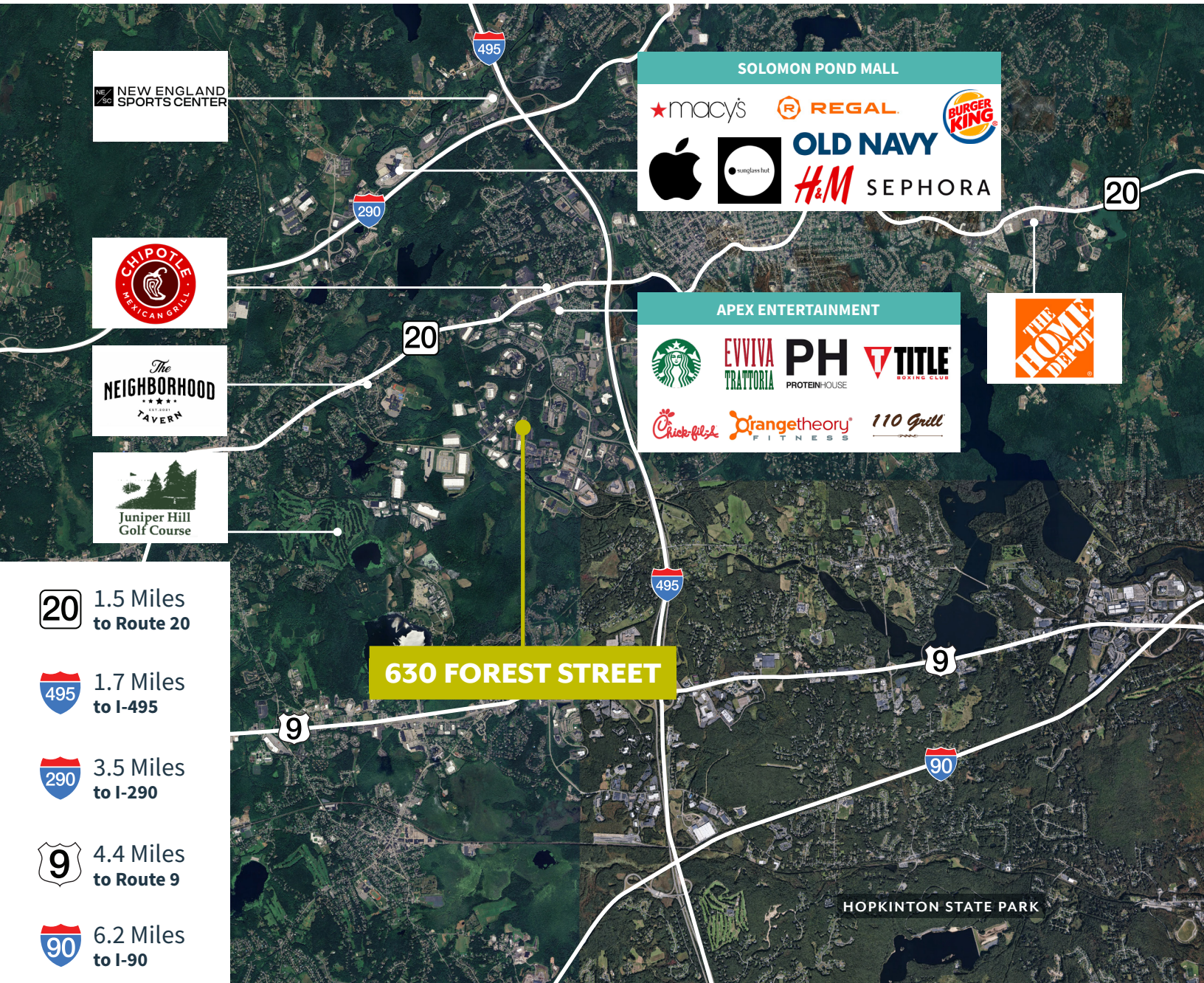
 AVAILABLE



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