

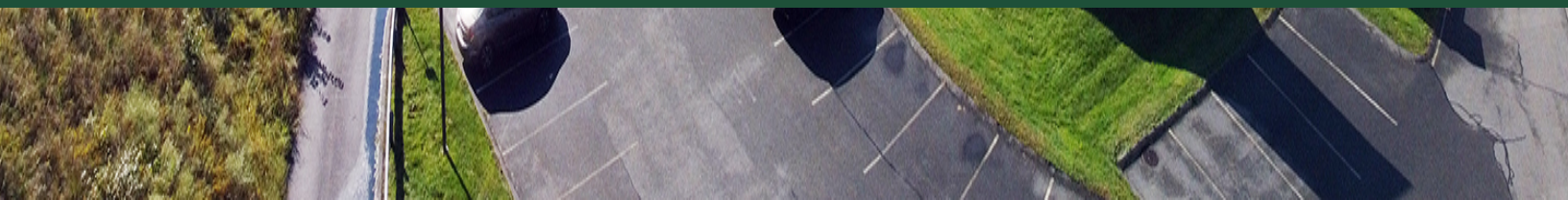
257

SIMARANO DRIVE
MARLBOROUGH, MA



COMMERCIAL
O'BRIEN
PROPERTIES, INC.

253 - 11,918 SF For Lease



SUMMARY / SPECIFICATIONS

257 SIMARANO DR MARLBOROUGH, MA



PROPERTY DESCRIPTION

Experience the epitome of modern office space at 257 Simarano Dr, Marlborough, MA, 01752-3070. This premier property offers sleek, contemporary design and state-of-the-art amenities, setting a new standard for professional environments. The building features flexible floor plans, ample parking, and cutting-edge technology infrastructure to support the evolving needs of your business. With its strategic location, this property provides exceptional visibility and access, making it an ideal choice for companies seeking a prominent, high-traffic presence. Elevate your business in a space designed for success - lease at 257 Simarano Dr and discover a new level of productivity and innovation.

OFFERING SUMMARY

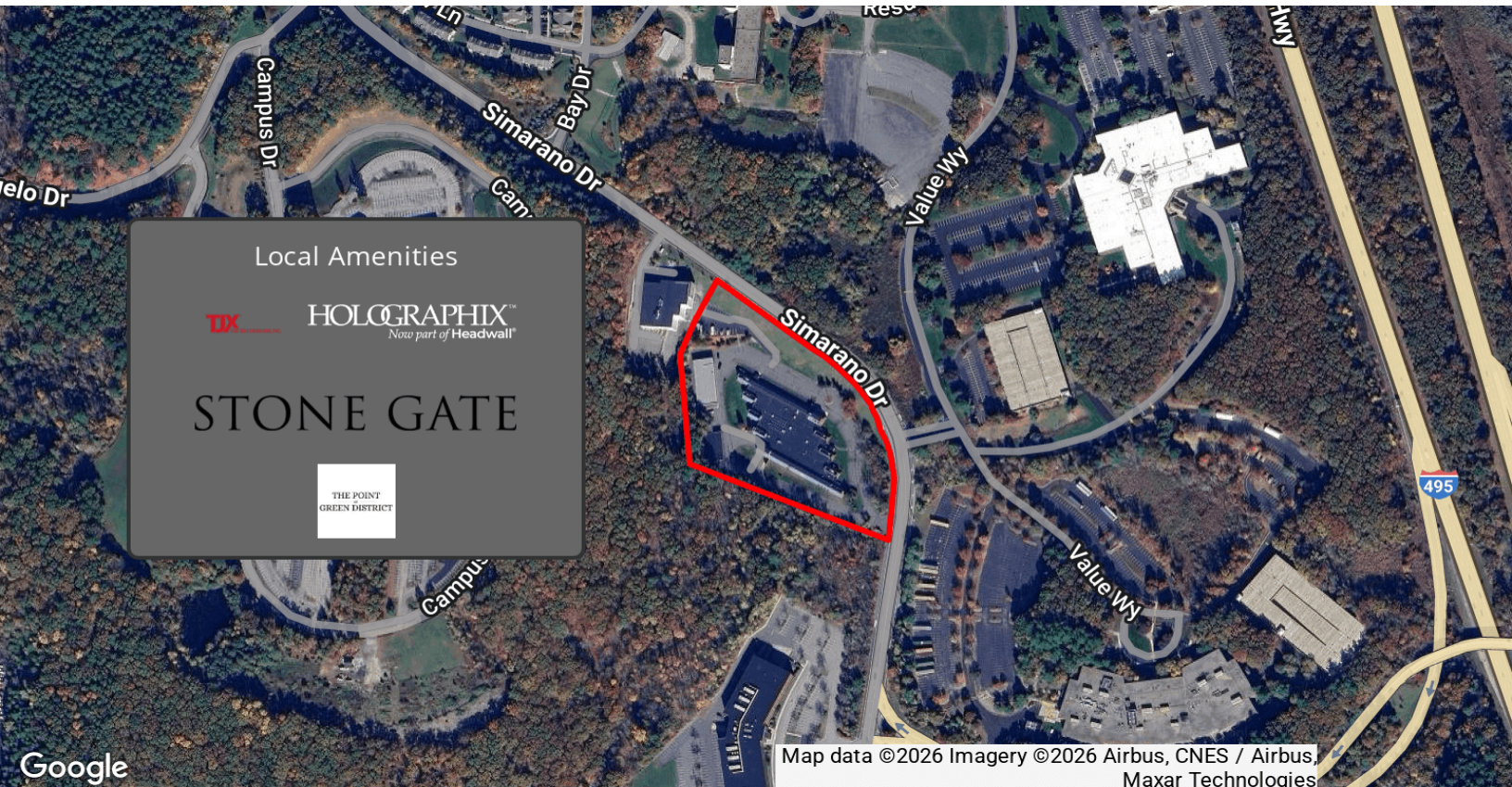
Lease Rate:	Negotiable
Available SF:	253 - 11,918 SF
Lot Size:	12 Acres
Building Size:	148,000 SF

PROPERTY HIGHLIGHTS

- Renovated: 2024
- Total Size: 140,000 SF
- Land: 12 Acres
- Type: Flex R&D
- Parking: Ample
- Zoning: Industrial
- Construction: Masonry
- Roof: Rubber
- Fire Suppression: Wet System
- Utilities: City Water/Sewer
- Loading Docks: Three (3)
- Drive in Doors: One (1)
- Power: 2,500 A / 480V / 3 P
- Ceiling Height: 12' - 20'
- Stories: One (1)
- Electric Provider: National Grid
- HVAC: Full
- Frame: Steel
- Column Spacing: 30' W x 40' D

PROPERTY / LOCATION

257 SIMARANO DR MARLBOROUGH, MA



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