

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.

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

OFFERING SUMMARY

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

BRANDON MEEKS

Associate

Mobile: 508.281.2939

brandon@obriencommercial.com

COMMERCIAL
O'BRIEN
PROPERTIES, INC

PROPERTY / LOCATION

257 SIMARANO DR MARLBOROUGH, MA



BRANDON MEEKS

Associate

Mobile: 508.281.2939

brandon@obriencommercial.com

COMMERCIAL
O'BRIEN
PROPERTIES, INC



257 SIMARANO DRIVE

MARLBOROUGH, MA



BRANDON MEEKS

Associate

Mobile: 508.281.2939

brandon@obriencommercial.com

COMMERCIAL
O'BRIEN
PROPERTIES, INC

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.