



325 AYER ROAD

HARVARD, MA

FOR LEASE | 17,485 SF FLEX SPACE ON 4.74 ACRES

- Subdividable to 2,000 SF
- Retail, Flex, and Industrial space
- Located 1.4 miles from Rt. 2

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

77,995 SF Flex Building on 4.74 Acres
17,485 SF Available: Subdividable

PROPERTY HIGHLIGHTS

- Subdividable to 2,000 SF
- Retail, Flex, and Industrial space
- Located 1.4 miles from Rt. 2

AVAILABLE UNITS	SIZES
C-102/106R: (Warehouse)	4,396 SF
A-121/122: (Retail)	3,362 SF
A-110/119/120: (Retail)	3,090 SF
A-116: (R&D/Flex)	2,901 SF
B-120: (Office)	2,152 SF

PROPERTY SPECIFICATIONS

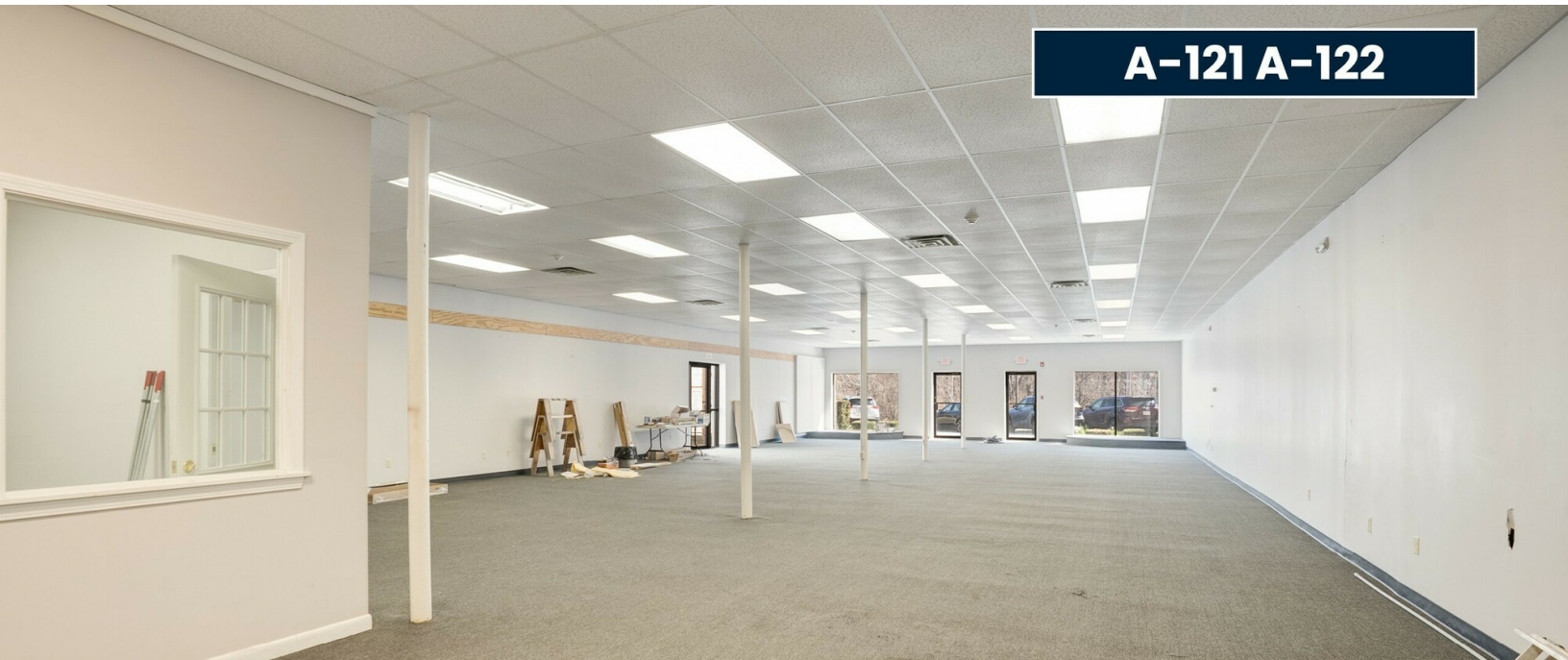
Building Size:	77,995 SF
Available SF:	17,485 SF (Subdivides)
Lot Size:	4.74 Acres
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,246	13,533	74,213
Total Population	14,073	37,417	198,746
Average HH Income	\$180,381	\$190,993	\$179,316

C-102 / C-106R



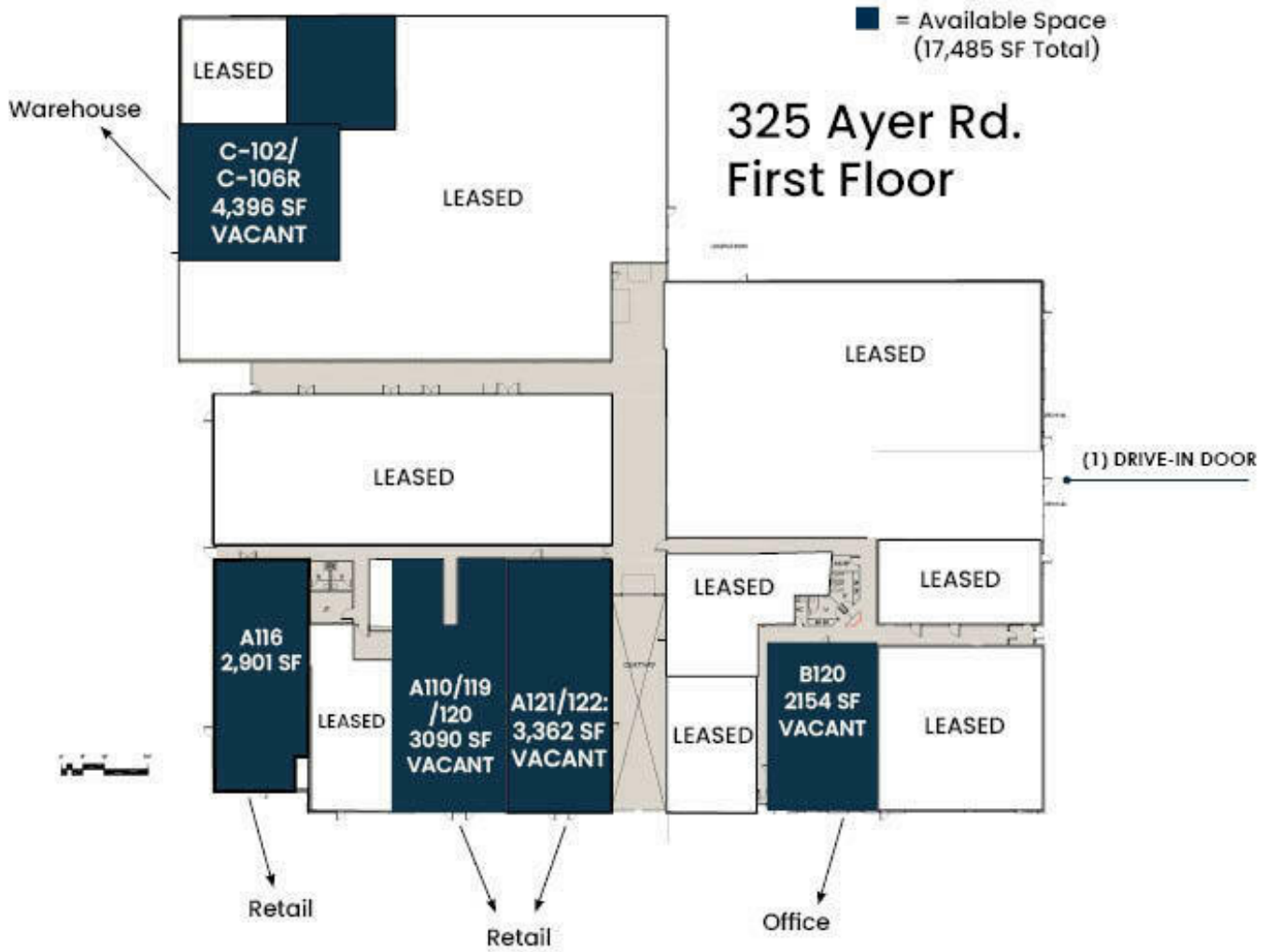
A-121 A-122



A-119 / A-120



FLOOR PLANS



LOCATION MAP

2A 1 MILE 2 MIN	2 1.5 MILES 3 MIN	111 1.8 MILES 5 MIN
495 5.3 MILES 7 MIN	190 9.4 MILES 11 MIN	
DEVENS 1 MILE 2 MIN	LITTLETON 5.9 MILES 9 MIN	



NEW ENGLAND SHEETS

KENCO

DEVENS

O'Reilly AUTO PARTS

A. Duie PYLE
PYLE PEOPLE DELIVER

JABIL

Bristol Myers Squibb

2

111

HARVARD

FIBA
QUALITY PRODUCTS-SERVICE

amazon

LITTLETON

SynQor

VIBALOGICS

intertek
Total Quality. Assured.

jetcool

AGGREGATE INDUSTRIES

495

2A

2

190

111

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FOR LEASE | 17,485 SF FLEX BUILDING ON 4.74 ACRES

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