

Industrial/ Warehouse Space

±30,493 SF Available

445 Simarano Drive
Marlborough, Massachusetts

Sublease Term Through April 2027

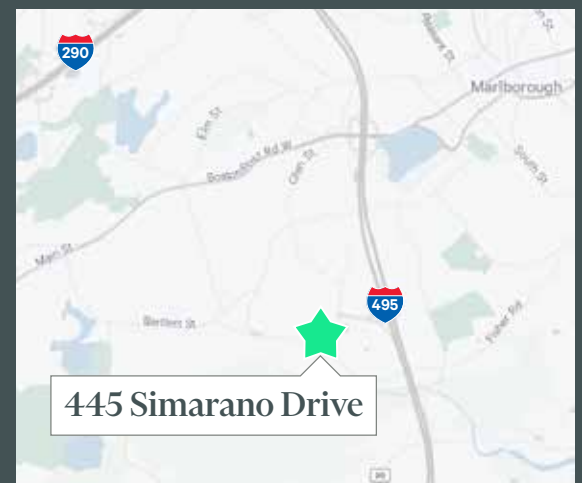


Property Description

CBRE is pleased to present a sublease opportunity at 445 Simarano Drive, Marlborough, Massachusetts. The property offers ±30,493 SF of industrial space.

The availability features five loading docks, 22' clear height, 25' x 25' column spacing and ±2,000 SF of office. Conveniently located less than three miles north of the interchange of Interstate 495 and the Massachusetts Turnpike (I-90), 445 Simarano Drive provides excellent on/off highway access for tenants in all of Greater Boston.

Corporate neighbors include Hologic, Regus, Endless Energy, Ken's Foods Inc, Aspen Aerogels, Amazon, DHL, Max Finkelstein, IPG, Fresenius, BJ's, Unicorr, Metrie, Lowe's, PCF, TierPoint, TJX, Spire Metering Technology, and more.



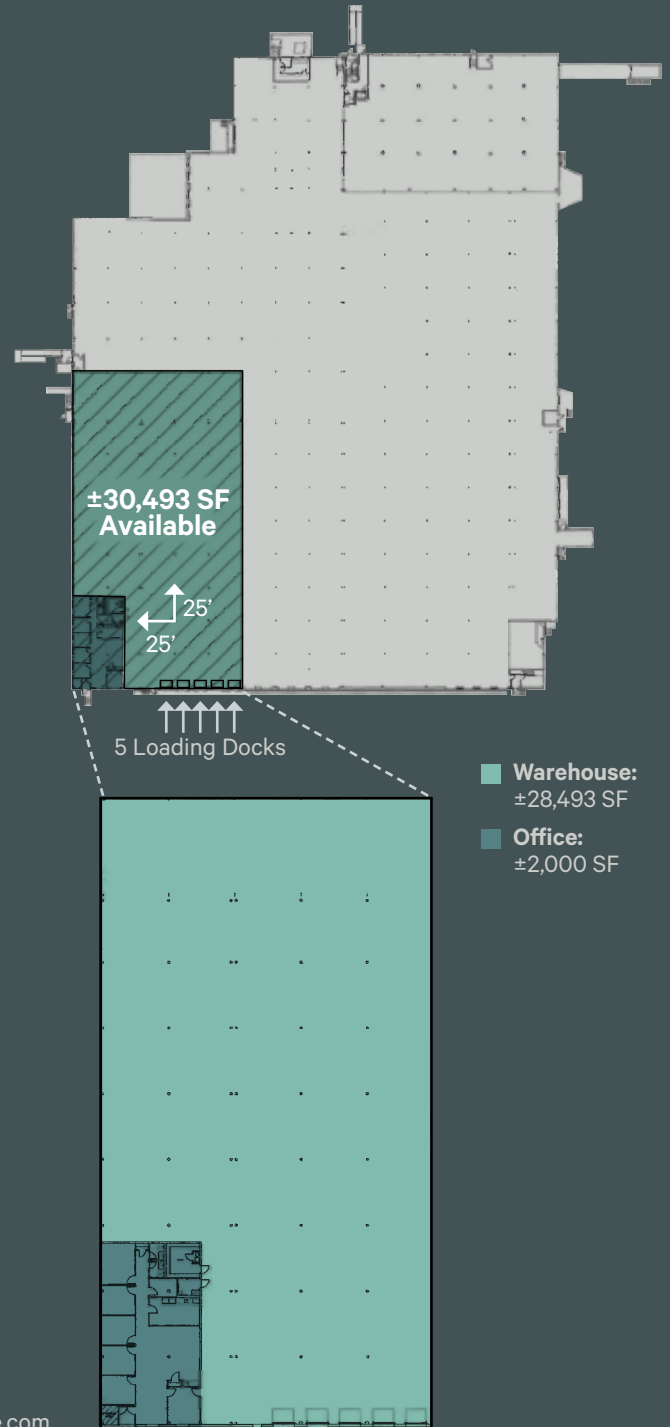
±30,493 SF Available

445 Simarano Drive | Marlborough, Massachusetts

For Sublease

Building Specifications

- + Total Building Size: ±173,107 SF
- + Available: ±30,493 SF
 - Warehouse: ±28,493 SF
 - Office: ±2,000 SF
- + Land Area: ±17.10 acres
- + Year Built: 1969
- + Loading Docks: Five (5) loading docks
- + Fire Protection: ESFR
- + Parking: 30 Spaces (±1.00/1,000 SF)
- + Clear Height: 22'
- + Column Spacing: 25' x 25'
- + Utilities:
 - Electricity: National Grid
 - Gas Provider: Eversource
 - Water/Sewer Provider: Municipal



Contact Us

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