

Flex/Office Space Available

734 Forest Street
Marlborough, Massachusetts

±10,343 SF Available



Delivering
December 2025



Back-up Generator



Ample Parking

Property Description

Located within Cedar Hill Business Park, 734 Forest Street is situated directly off the Interstate 495 and Simarano Drive in Marlborough, offering tenants convenient access to Route 9, Interstate 90 and Interstate 290. Being situated between Massachusetts' major highway systems, this unique, first class, $\pm 55,000$ SF flex building provides convenient access throughout Massachusetts and New England. The available $\pm 10,343$ SF flex/office suite offers ample parking ($\pm 3.6/1,000$ parking ratio) and provides access to three dedicated loading docks.



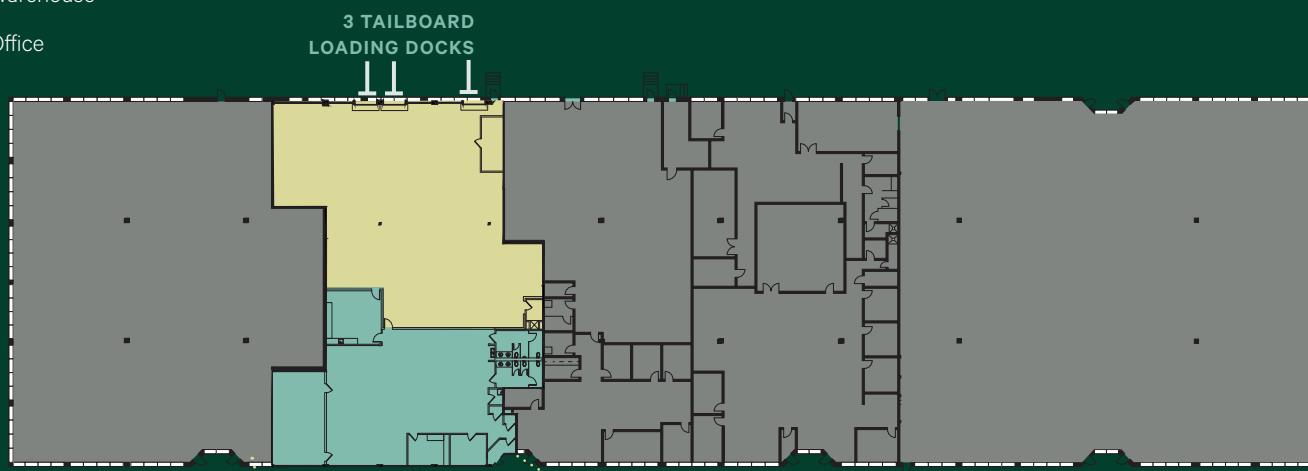
Building Specifications

- **Total Building:** $\pm 54,884$ SF
- **Available Space:** $\pm 10,343$ SF
 - **Warehouse:** $\pm 5,847$ SF
 - **Office:** $\pm 4,496$ SF
- **Land Area:** ± 8.56 Acres
- **Year Built:** 1987
- **Parking:** 200 spaces ($\pm 3.6/1,000$ SF) with 2 dedicated EV Charging Stations
- **Loading:** Three (3) tailboard loading docks
- **Structure:** Masonry and steel frame construction
- **Foundation:** Slab-on-grade
- **Facade:** Brick with concrete masonry unit backing
- **Roof:** Mechanically fastened, reinforced TPO (installed in 2010, warranty through 2025)
- **Windows:** Anodized, aluminum framed, double glazed
- **Clear Height:** 16'6" above ceiling grid
- **Column Spacing:** 40' x 40'
- **HVAC:** Heated and cooled by 39 rooftop package units, the majority of which were manufactured by Carrier and York
- **Electrical:** 600 Amps, 480/277 Volt (To Suite)
- **Generator:** 500kVA, 400kW, 480V
- **Life Safety:** Fully sprinklered; central fire alarm system (IIPP 1000 fire alarm panel, radio communication to the fire department; battery backup system in case of power failure)
- **Utilities**
 - **Electricity:** National Grid
 - **Gas:** Eversource
 - **Water/Sewer:** Municipal

For Lease

Floor Plan

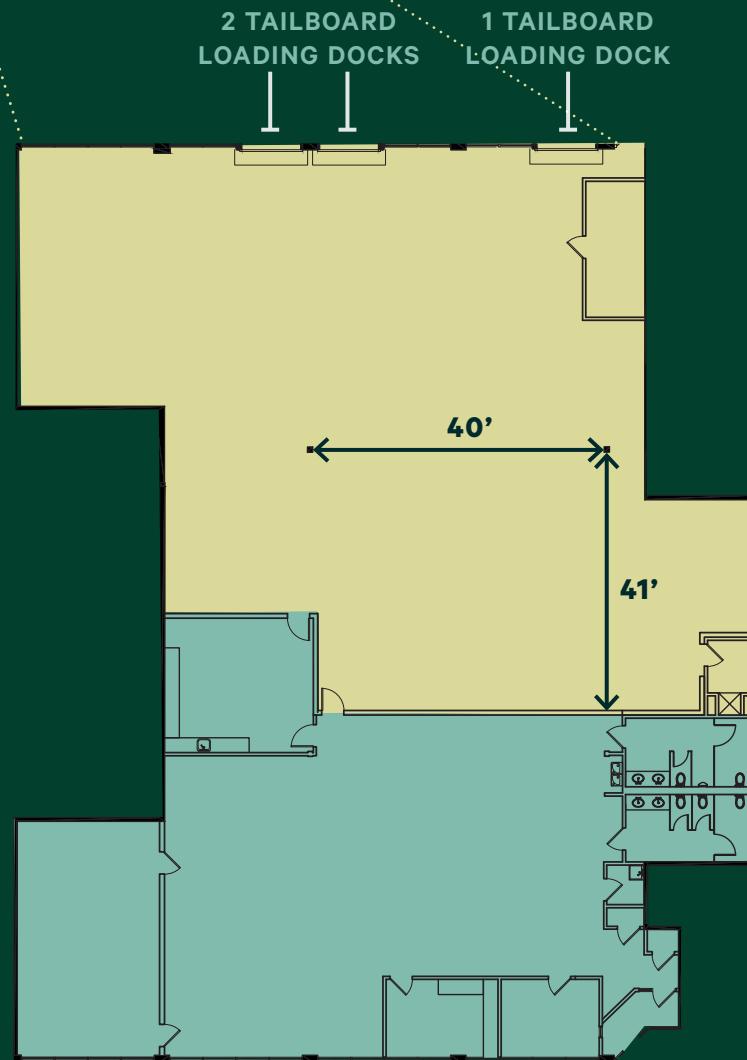
- Leased
- Warehouse
- Office



AVAILABLE SUITE

$\pm 10,343$ SF

- Warehouse: $\pm 5,847$ SF
- Office: $\pm 4,496$ SF



Flex/Office Space

734 Forest Street | Marlborough, MA

For Lease



Distance to:

- **Interstate 495:** 1.4 miles
- **Route 20:** 1.6 miles
- **Interstate 290:** 3.3 miles
- **Route 9:** 3.6 miles
- **Interstate 90 (Mass Pike):** 5.2 miles
- **Interstate 95:** 22.6 miles
- **Interstate 93:** 36.2 miles
- **Boston:** 35.2 miles
- **Logan International Airport:** 37.8 miles

Contact Us

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