



753 FOREST ST

MARLBOROUGH, MA

FOR LEASE | 40,650 SF CLASS A FLEX SPACE ON 6.5 AC

- 16' clear height
- 100% air conditioned
- Strategically situated just off of I-495
- Located in an established flex/industrial park

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

26,300 SF Class A Fully Air Conditioned Flex Space on 6.5 AC for lease available 8/1/26.

PROPERTY HIGHLIGHTS

Strategically situated just off Interstate 495 in close proximity to Routes 20, 9, 290 and the Mass Pike, the subject space represents best in class 16' clear flex space that can accommodate a wide array of uses in an established industrial park.

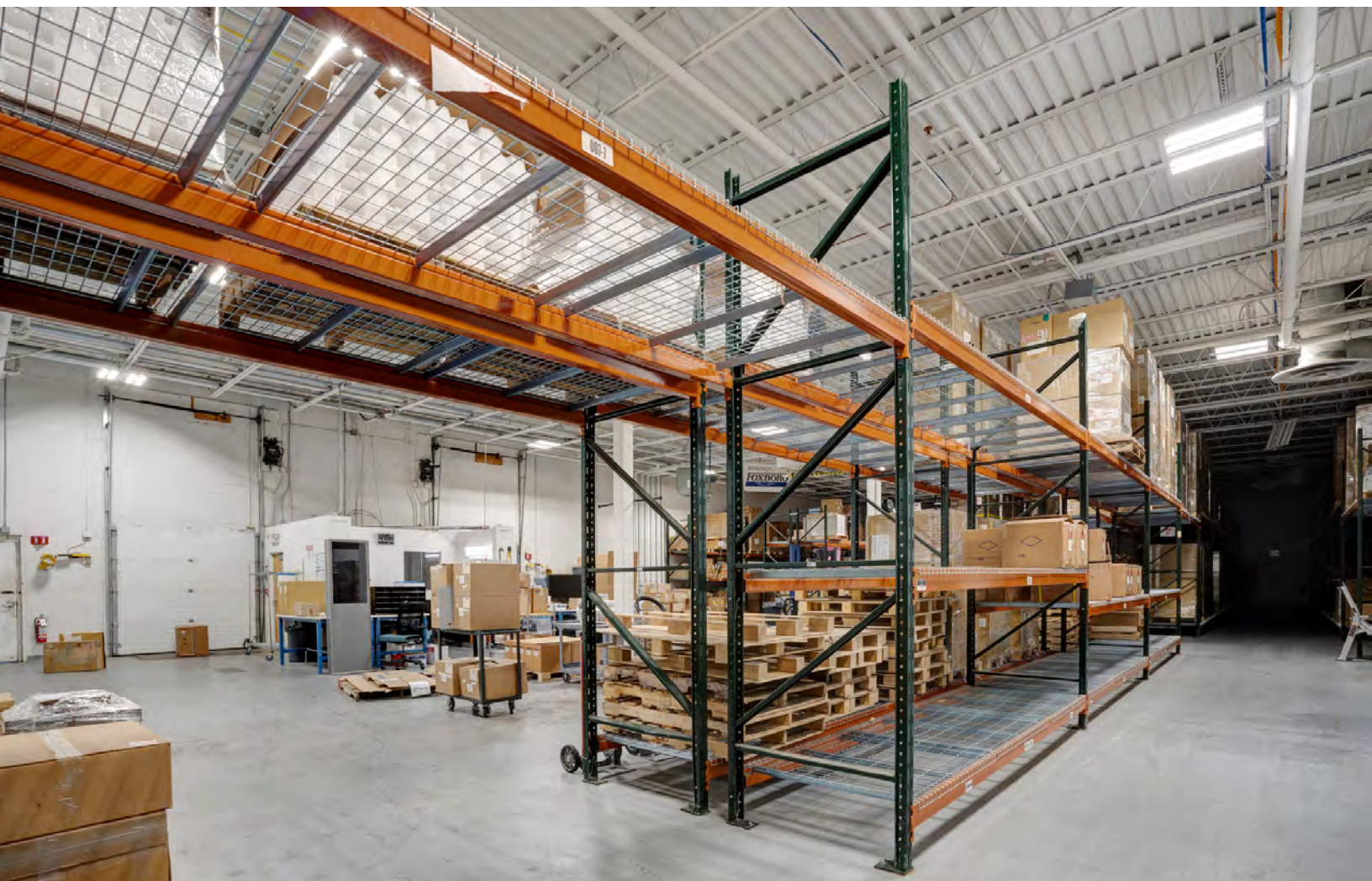
NNN BREAKDOWN

Operating Expenses:	\$1.60
Taxes:	\$2.63

PROPERTY SPECIFICATIONS

Total Size:	75,000 SF
Available:	40,650 SF
Lot Size:	6.5 AC
Ceiling Height:	16'
Zoning:	Light Industrial
Loading:	Two (2) Tailboard
Available:	8/1/26
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,924	35,156	162,569
Total Population	33,855	90,957	421,230
Average HH Income	\$160,358	\$160,008	\$154,249





FLOOR PLAN

753 Forest Ave Final Drawing #9 Date: 03-14-05 Scale: 1 in. = 40 ft.

E = Electrical Outlet (110V Single) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (807) (808) (809) (810) (811) (812) (813) (814) (815) (816) (817) (818) (819) (820) (821) (822) (823) (824) (825) (826) (827) (828) (829) (830) (831) (832) (833) (834) (835) (836) (837) (838) (839) (840) (841) (842) (843) (844) (845) (846) (847) (848) (849) (850) (851) (852) (853) (854) (855) (856) (857) (858) (859) (860) (861) (862) (863) (864) (865) (866) (867) (868) (869) (870) (871) (872) (873) (874) (875) (876) (877) (878) (879) (880) (881) (882) (883) (884) (885) (886) (887) (888) (889) (890) (891) (892) (893) (894) (895) (896) (897) (898) (899) (900) (901) (902) (903) (904) (905) (906) (907) (908) (909) (910) (911) (912) (913) (914) (915) (916) (917) (918) (919) (920) (921) (922) (923) (924) (925) (926) (927) (928) (929) (930) (931) (932) (933) (934) (935) (936) (937) (938) (939) (940) (941) (942) (943) (944) (945) (946) (947) (948) (949) (950) (951) (952) (953) (954) (955) (956) (957) (958) (959) (960) (961) (962) (963) (964) (965) (966) (967) (968) (969) (970) (971) (972) (973) (974) (975) (976) (977) (978) (979) (980) (981) (982) (983) (984) (985) (986) (987) (988) (989) (990) (991) (992) (993) (994) (995) (996) (997) (998) (999) (1000)	
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Demolition Notes:

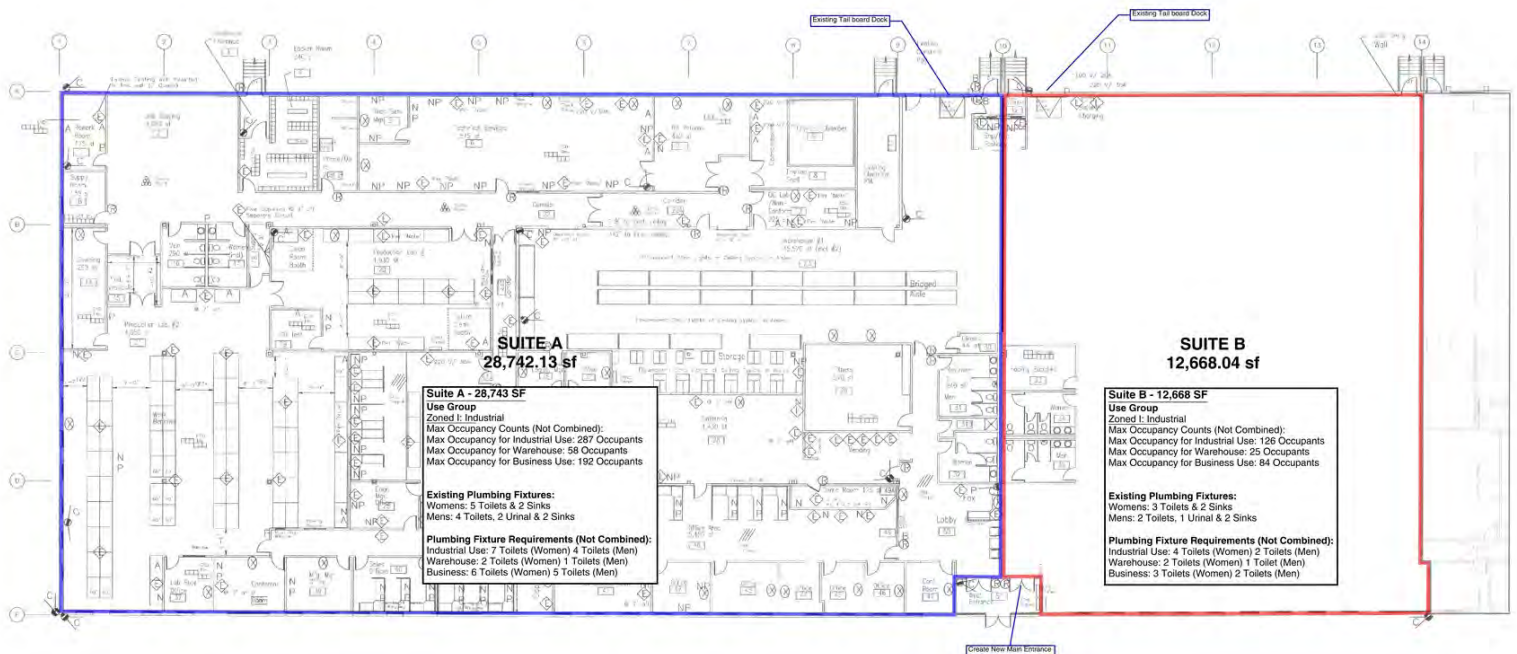
- Demo walls/Doors as shown on 'Walls- Demo' layer
- Demo ceiling corresponding with above. Save grid where possible.
- Do not demo security system in place, leave intact.
- Do not demo existing phone/network lines to be reused.

753 Forest Ave
Marlborough, MA

Scale: 1 in. = 40 ft.
Date: 03-14-05

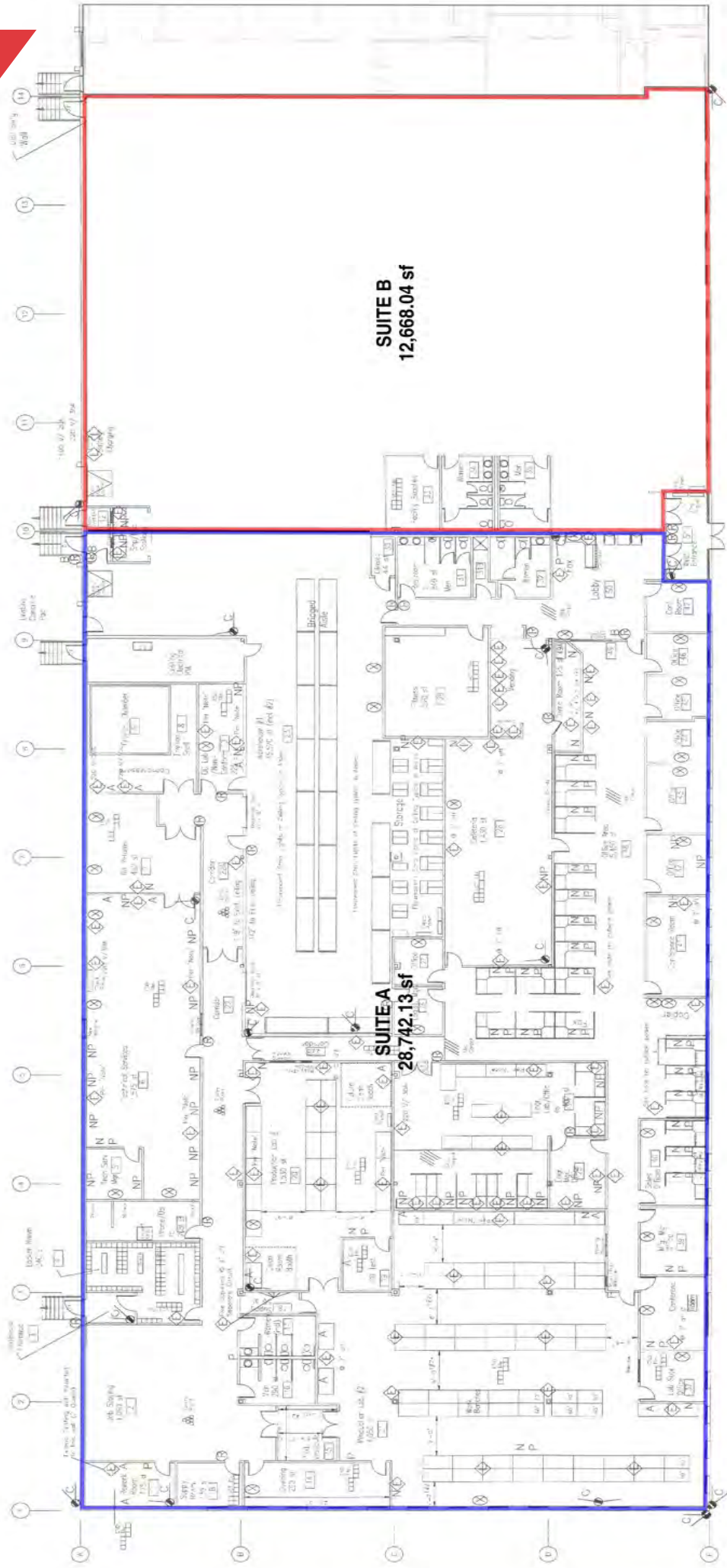
(Revised) Final Drawing #9
Finish Schedule (Version 2)

753 FOREST STREET MARLBOROUGH MA SUBDIVISION



FLOOR PLAN

753 FOREST STREET MARLBOROUGH MA SUBDIVISION



DISTANCE TO

	1.9 MILES 4 MIN
	2.1 MILES 5 MIN
	3.6 MILES 8 MIN

753 Forest St. Marlborough, MA



753 FOREST ST

MARLBOROUGH, MA

FOR LEASE | 40,650 SF FLEX SPACE ON 6.5 AC

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