



12-120 Airport Blvd,
Marlborough, MA

LIGHT INDUSTRIAL LOTS FOR SALE

A 20-LOT COMMERCIAL / LIGHT INDUSTRIAL LAND
DEVELOPMENT

- Utilities Brought to Premises
- Build-to-Suit Options Considered
- Located off Farm Road in Marlborough
- Pylon Signage Available



FOR ADDITIONAL INFORMATION CONTACT

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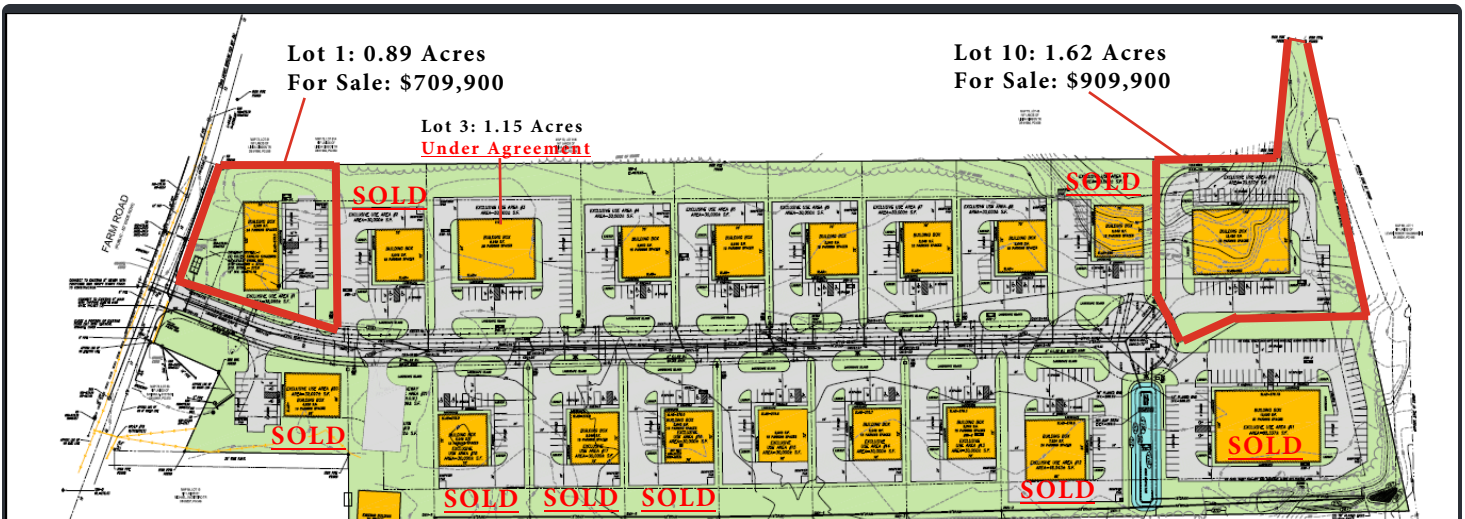


LIGHT INDUSTRIAL LOTS FOR SALE

12-120 Airport Blvd,
Marlborough, MA 01752

A 20-LOT COMMERCIAL / LIGHT INDUSTRIAL LAND
DEVELOPMENT

AIRPORT INDUSTRIAL PARK SITE PLAN



Airport Industrial Park is a 20-lot commercial and light industrial land development ideally located off Farm Road in Marlborough, with convenient access to I-495, I-290, Route 20, Route 9, and the Mass Pike (I-90). With utilities already brought to the premises and build-to-suit options available, the park offers a unique opportunity for businesses ready to establish or expand their footprint.

The development is well suited for a wide range of uses - from manufacturing, warehousing, and distribution, to office, flex space, and sports and recreation facilities. Whether you're looking to build a headquarters, an indoor athletic or training center, or a specialized industrial operation, the available lots provide the flexibility to bring your vision to life. Lot 10 can accommodate a building of up to 12,500 square feet, making it an excellent fit for larger-format users.

The Town of Marlborough has been a strong and supportive partner throughout this project since its inception, helping make Airport Industrial Park a welcoming and business-friendly place to grow.

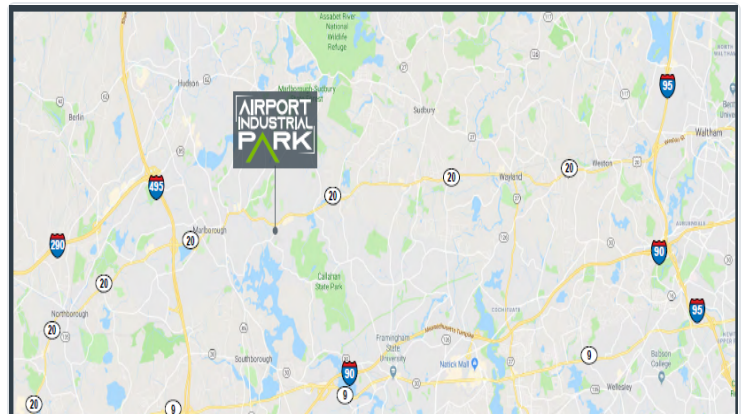
For more information, contact Sam Bartoes at 508-229-1813 or Robert Depietri at 508-768-7972

LOTS FOR SALE

LOT	ADDRESS	SIZE	ASKING PRICE
Lot 1	12 Airport Blvd	0.89 AC	\$709,900
Lot 10	116 Airport Blvd	1.62 AC	\$909,900

Industrial lots available from 0.5 acres to 2 acres. Lots 11 & others sold or under agreement. Pricing and availability subject to change — contact agents to confirm.

LOCATION



Nearby Highways: I-495, I-290, Route 20, Route 9, Mass Pike (I-90)