



401

ELM STREET
MARLBOROUGH, MA

FLEX | INDUSTRIAL SPACE
FOR SALE | LEASE

NAI Glickman Kovago & Jacobs

PROPERTY SUMMARY

Price: \$13,500,000

Price/SF: \$100.26/sf

Building Size: 134,648 SF

Lot Size: 12.47 Acres

Year Built: 1988

Zoning: LI

Stories

- Main Floor 118,016sf
- Lower Level 16,632sf

Vacancy 29,600sf

Parking 350+ Spaces

Power 2,500 amp | 480 volt | 3-phase

Utilities Town Water, Town Sewer, Natural Gas

Clear Height 14'

Column Spacing 30' x 40'

Loading Docks Seven (7)

Drive-In Doors Four (4) 12' X 12'

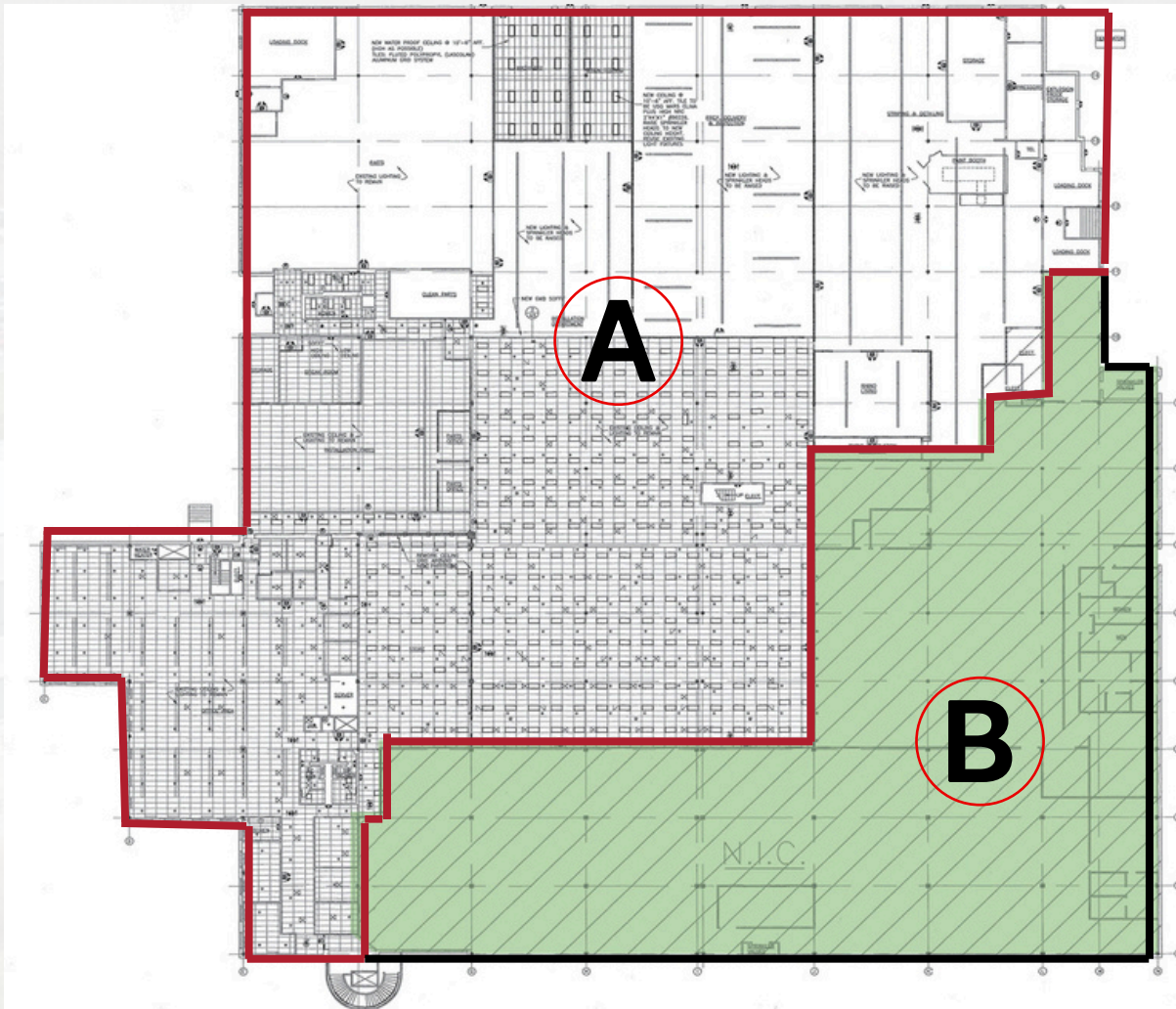
Roof Rubber Membrane (2015)

Solar Owned (2015)

Sprinkler Wet

HVAC Entire Building

LEASE SUMMARY



A

- Unit A Features:
 - Lease Price: Negotiable
 - Available: November 2025
 - Size: 77,000 SF
 - 4 Drive-in Doors & 2 Docks
 - Service | Warehouse | R & D Use

B

- Unit B Features:
 - Lease Price: Negotiable
 - Available: Immediately
 - Size: 29,600 SF
 - 5 Loading Docks
 - Flex | Industrial | R & D Use

Leasing opportunities may include both the entire building and the outdoor storage area.

PROPERTY OVERVIEW

- **Flex | Industrial Space:** 12.5-Acre property with 134,648 SF building made up of warehousing, assembly, and office space. Well suited for a corporate headquarters.
- **Ideal for Various Businesses:** Suitable for electronic/biomed manufacturing, wholesale operators, vehicle service providers, technology companies, R&D, and light manufacturing with shipping and distribution needs.
- **Prime Suburban Location:** Strategically located in the Boroughs submarket near I-290, I-495, Route 20, and the Massachusetts Turnpike. Surrounded by restaurant and retail destinations such as the Apex Center.
- **Vibrant Business Community:** The Boroughs submarket is home to corporations such as Dupont, TJX, Oracle, and Boston Scientific

AERIAL MAP



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DISTANCE

- I-495: 0.7 miles
- I-290: 2.5 miles
- I-90: 6.5 miles
- R-20: 0.5 miles
- R-9: 5 miles
- Boston: 35 miles
- Worcester: 16 miles

AREA MAP

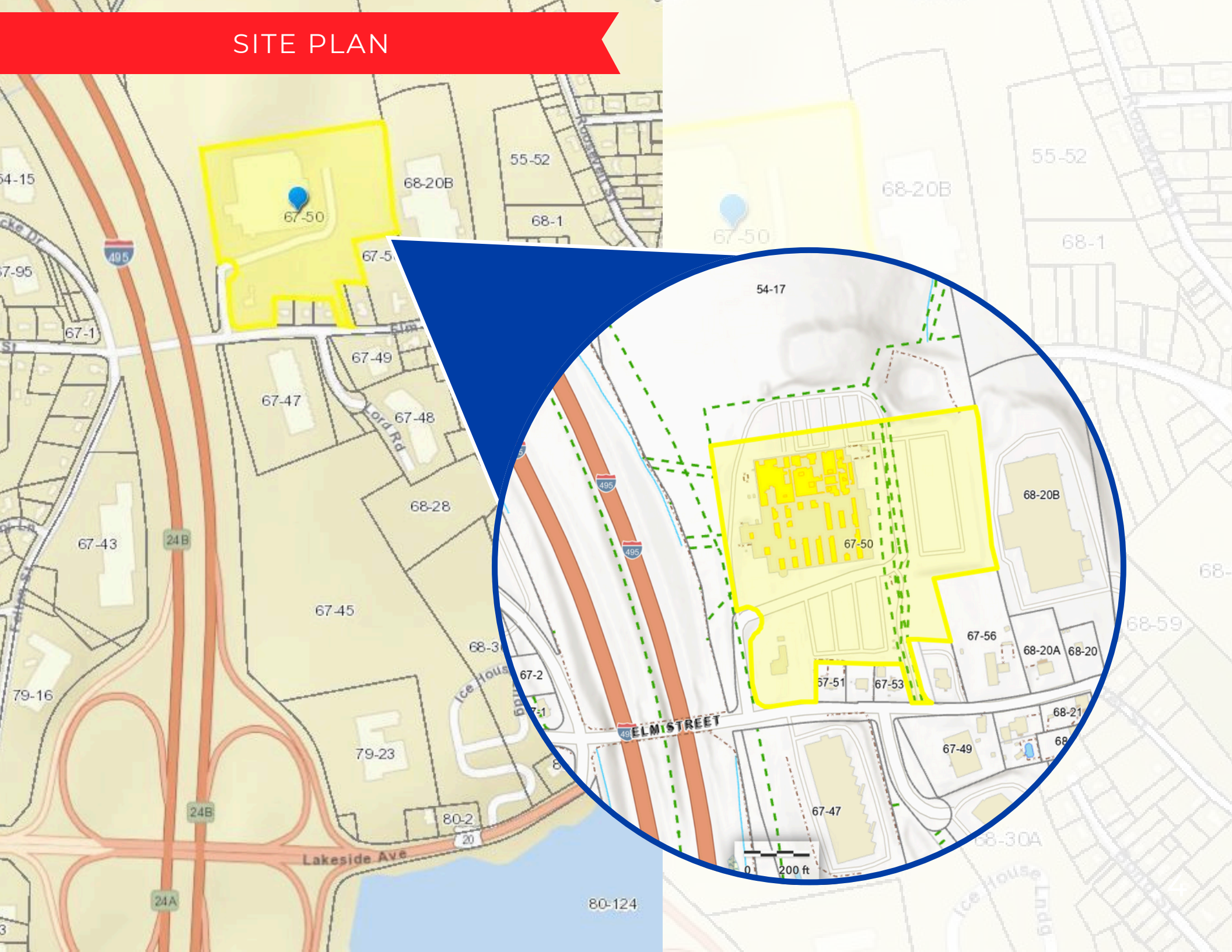


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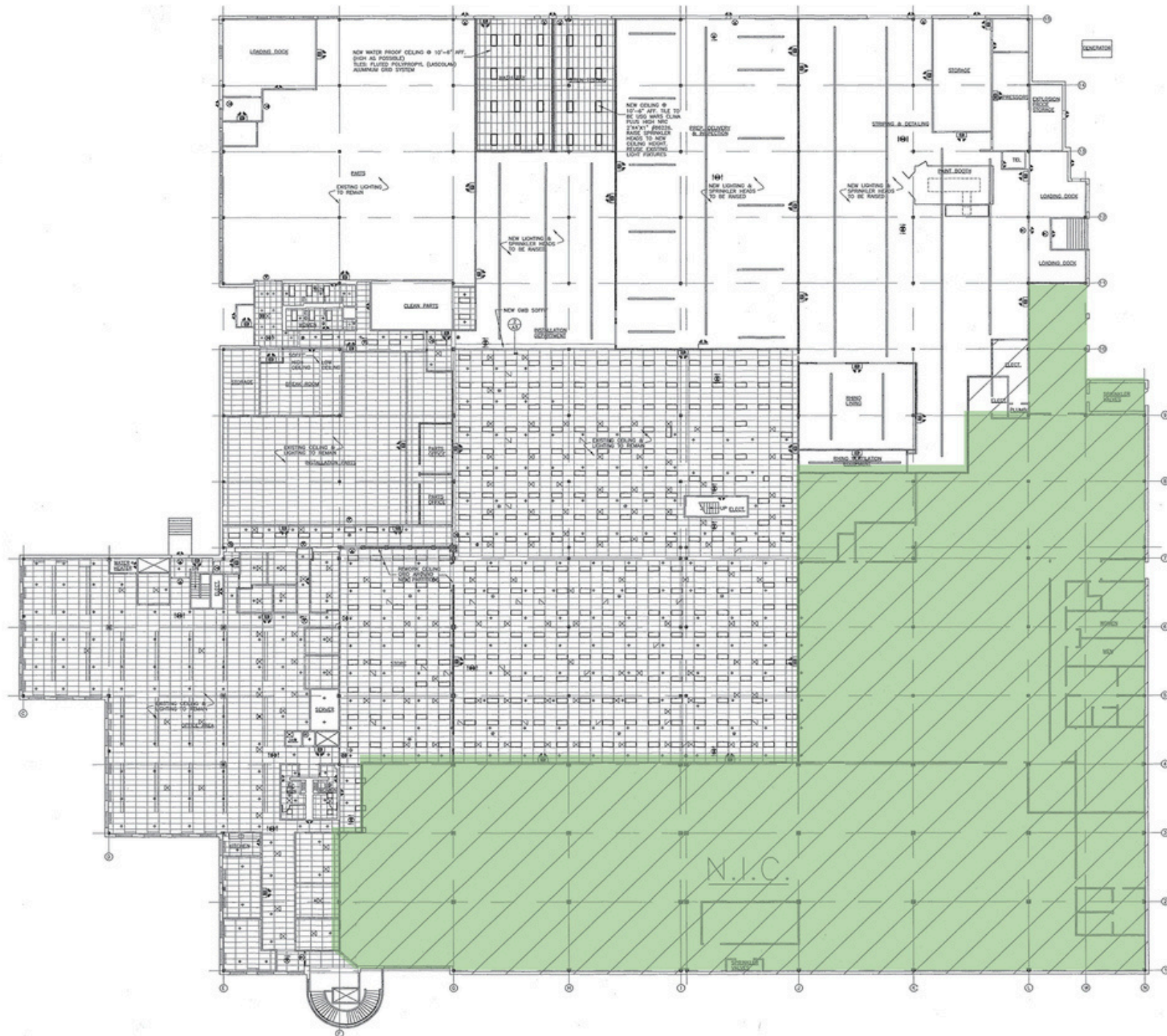
SOLOMON POND MALL



SITE PLAN



FLOOR PLAN



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