



5 POND ROAD

HARVARD, MA

FOR SALE | 4,000 SF FLEX PROPERTY ON 0.45 AC

- 2.5 Miles to Route 495
- 1.9 Miles to Route 2

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,000 SF Flex Property on 0.45 AC, consisting of 2 office condos and 1 flex condo which can easily be converted into a single user building

UNITS:

- Unit 1: Woodworking Shop
- Unit 2: Psychologist Office
- Unit 3: Previous Dental Office

PROPERTY HIGHLIGHTS

- 2.5 Miles to Route 495
- 1.9 Miles to Route 2

PROPERTY SPECIFICATIONS

Total Building Size:	4,000 SF
Lot Size:	0.45 AC
Construction:	Wood Frame
Utilities:	City water, city sewer
Clear Height:	11'
Loading:	1 Drive in door (10'x8.5')
Parking:	10 Spaces
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,724	11,085	85,941
Total Population	8,173	31,229	221,951
Average HH Income	\$250,049	\$195,636	\$160,079



UNIT 1: FLEX SPACE



Approximately 3,000 SF



Woodworking Shop with 11' Clear



One 8'x8' Drive-in Door

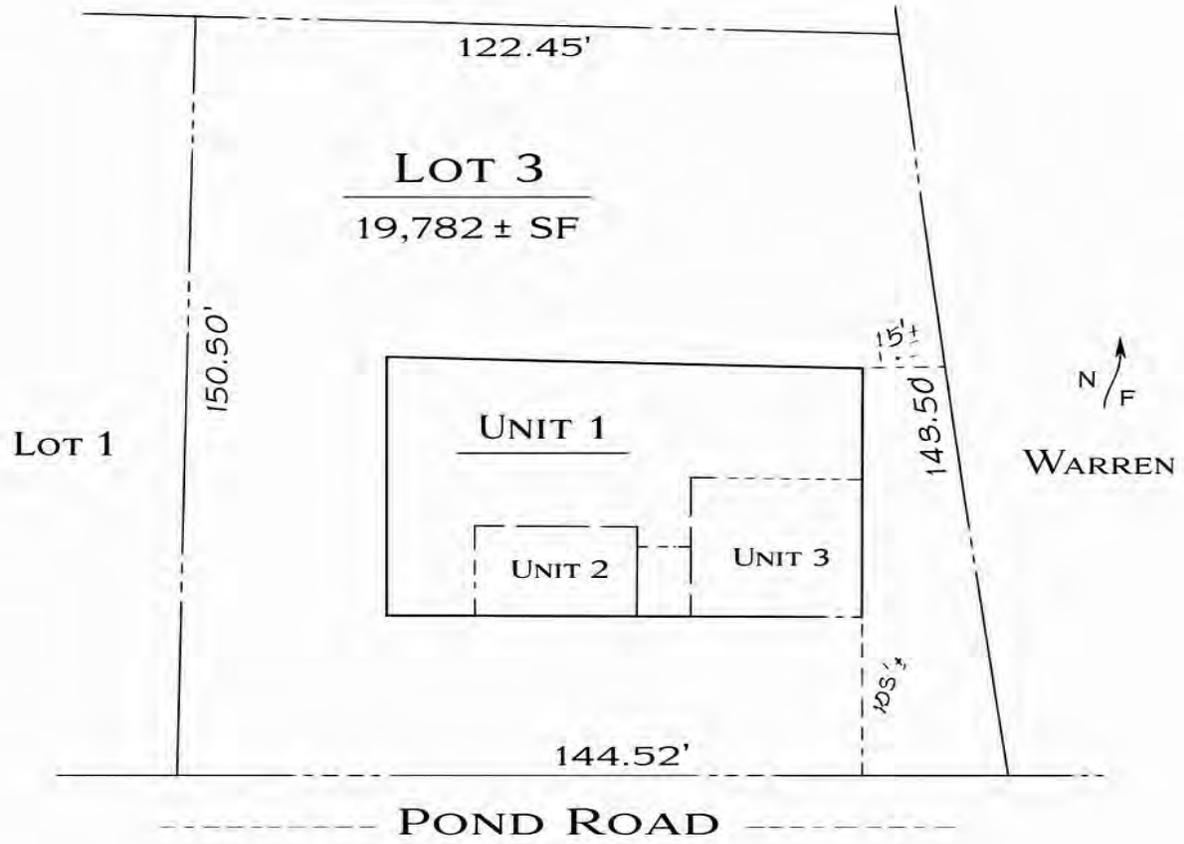
UNIT 2: OFFICE SPACE



UNIT 3: OFFICE SPACE

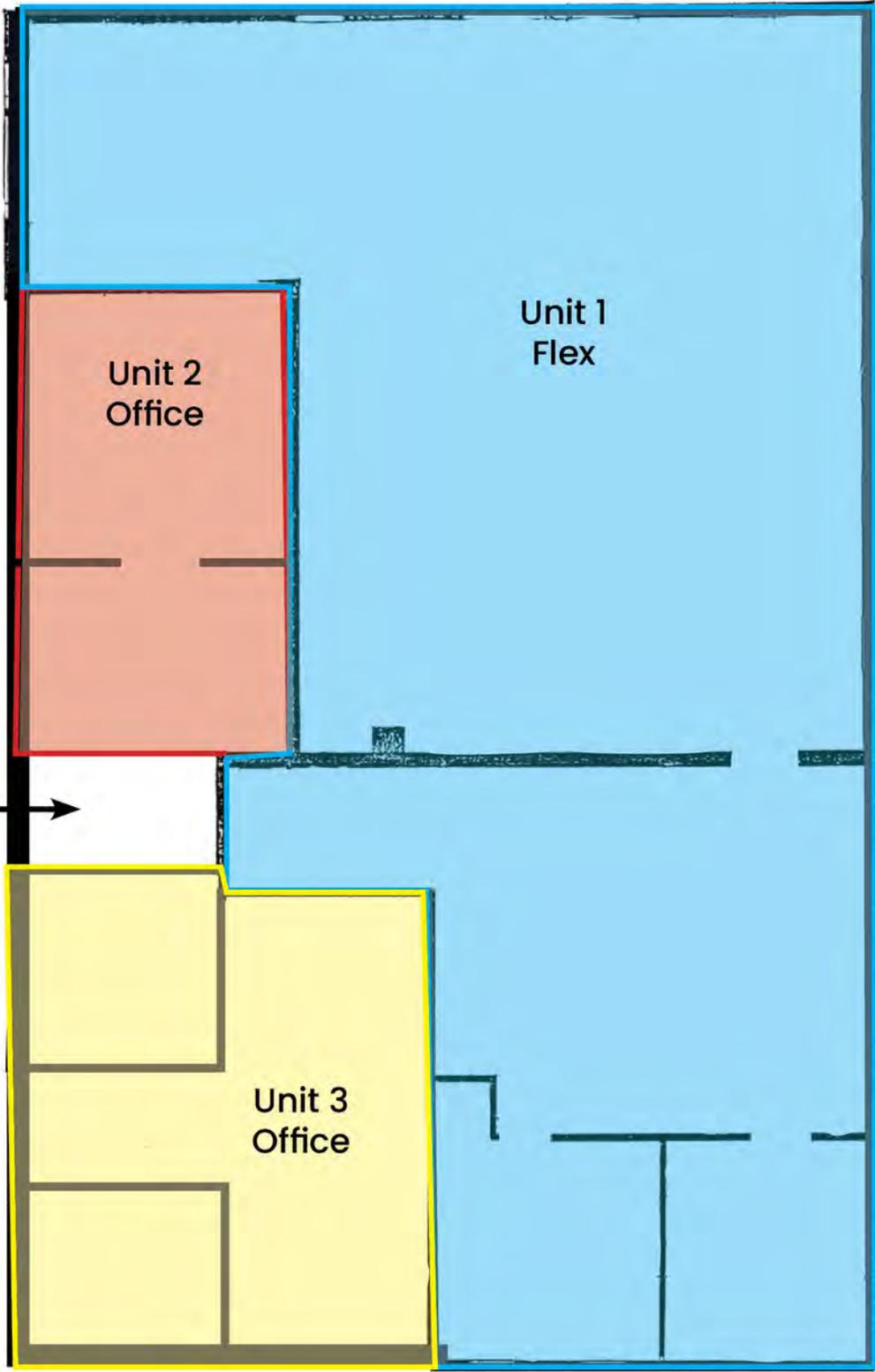


SITE PLAN



POND ROAD
HARVARD, MASSACHUSETTS

SCALE: 1" = 30'



Unit 1
Flex

Unit 2
Office

Shared
Hallway

Unit 3
Office

HIGHWAY PROXIMITY



9.3 MILES



1.9 MILES



11.5 MILES



2.4 MILES

NEW ENGLAND SMC Ltd.

QUIET LOGISTICS

novolex

RYERSON

KENCO

WestRock

VulcanForms

avantor

BLUETRITON

BOSTON, MA
31 MILES | 50 MINS

WORCESTER, MA
20 MILES | 30 MINS

5 POND RD.
HARVARD, MA

On the Move
MOBILE STORAGE

LOWE'S

AIS

MODERN DISPERSIONS, INC.
 Thermoplastics Compounding

Chroma
 Color Corporation

LOCK'D UP STORAGE

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