

# 186

**CEDAR HILL  
STREET**

MARLBOROUGH, MA

**INDUSTRIAL  
FLEX CONDO**

FOR SALE

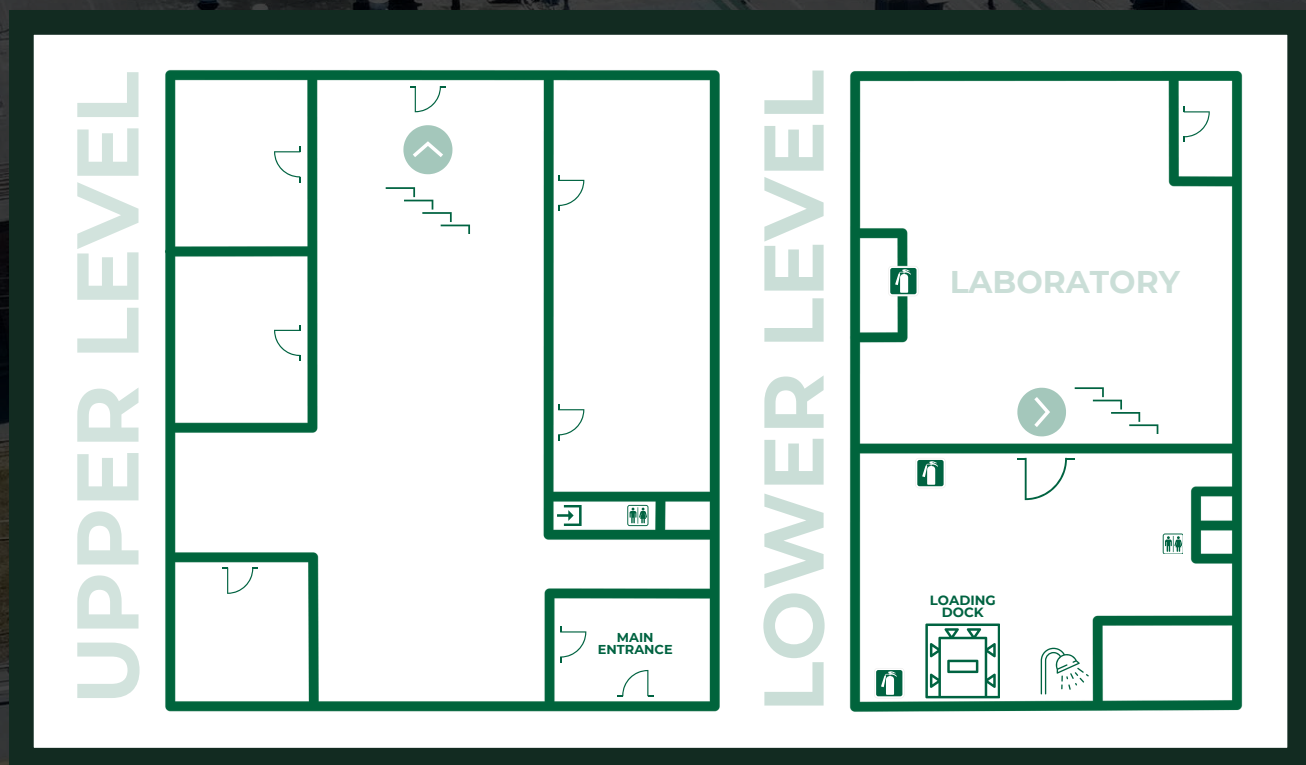


COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

186 Cedar Hill Street in Marlborough, MA, is a 3,970 SF industrial condo featuring 20-foot ceilings, a 200-amp 3-phase power supply, and a 9'x12' tailboard loading dock. Built in 1985, the unit includes a wet sprinkler system and offers flexible industrial space and a 1,200 SF mezzanine. Located just off I-495 and near Route 20, the property provides excellent accessibility and a range of nearby amenities. Zoned Light Industrial (LI), this versatile space is well-suited for industrial, medical, or laboratory uses.

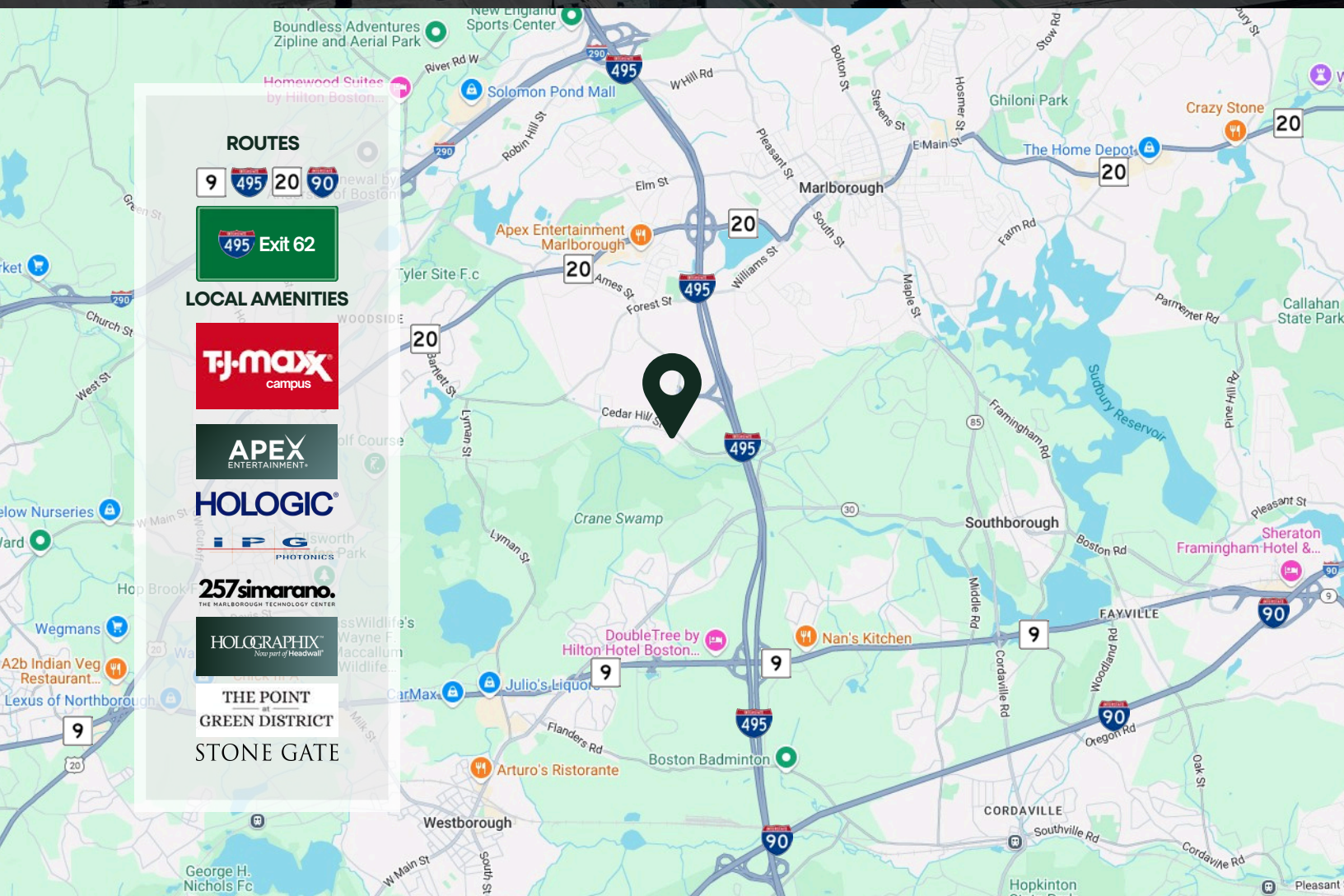
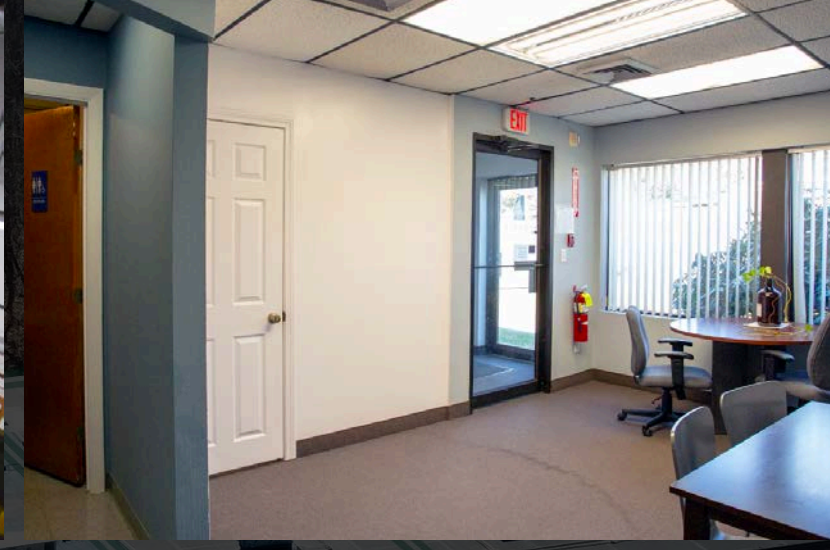


## SPECIFICATIONS

- Industrial/Lab space
- 1,200 Sf mezzanine office
- 1 loading dock
- 20' Clear
- Existing lab infrastructure
- Wet sprinklers
- 200A/208V/3P
- Direct Access to Route 495
- Concrete chemical containment room
- 20 miles to Route 20

**3,970 SF INDUSTRIAL/FLEX CONDO**

# THE PROPERTY/LOCATION



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MARLBOROUGH, MA

## INDUSTRIAL FLEX CONDO

FOR SALE



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**O'BRIEN**  
PROPERTIES, INC

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