



401

ELM STREET  
MARLBOROUGH, MA

FLEX | INDUSTRIAL SPACE  
FOR SALE | LEASE

**NAI** Glickman Kovago & Jacobs

# PROPERTY SUMMARY

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'

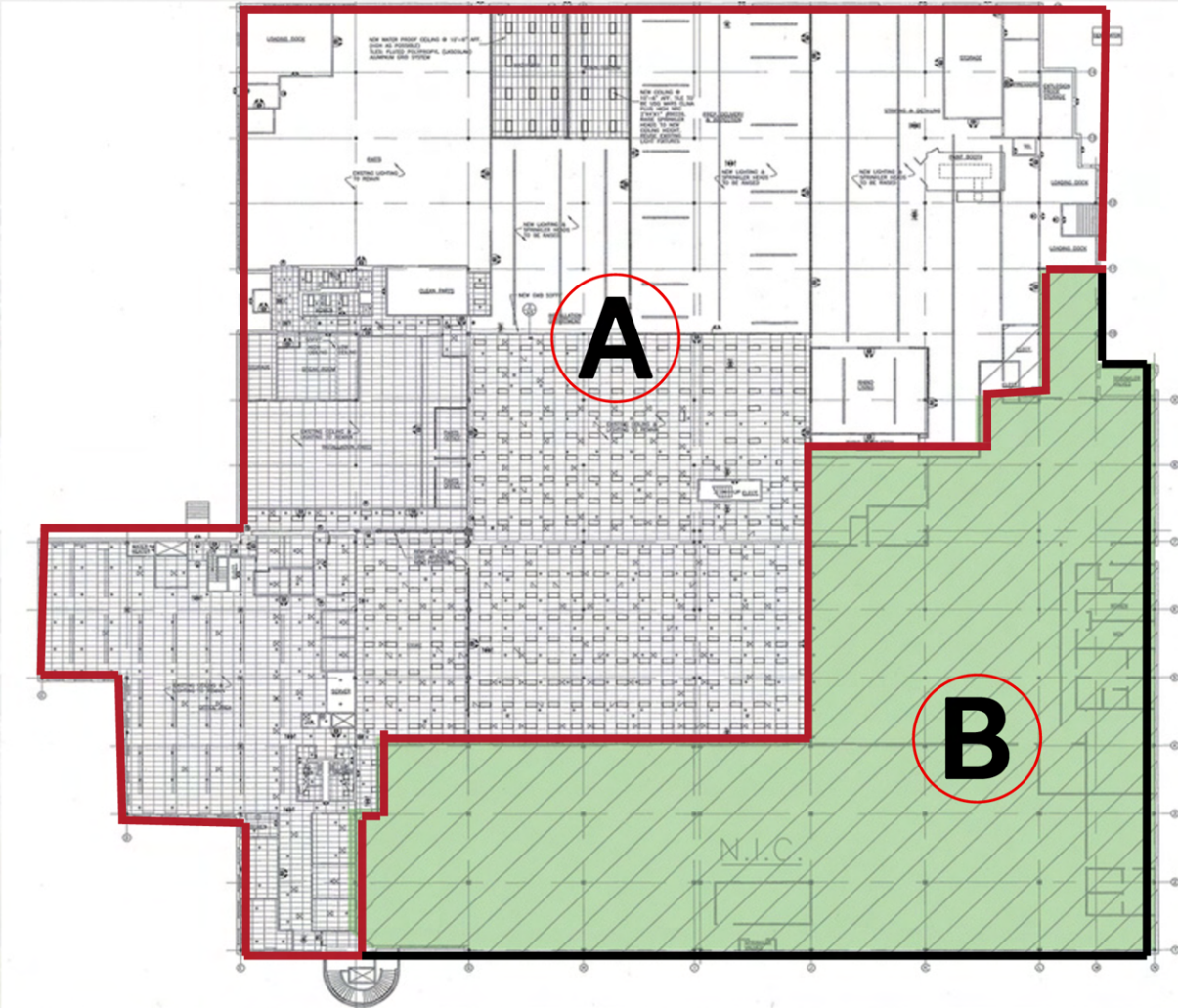
Roof Rubber Membrane (2015)

Solar Owned (2015)

Sprinkler Wet

HVAC Entire Building

# LEASE SUMMARY



**A**

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

**B**

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

## PROPERTY OVERVIEW

- **Flex | Industrial Space:** 12.5-Acre property with 134,648 SF building made up of warehousing, assembly, and office space.
- **Ideal for Various Businesses:** Suitable for electronic 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

# TENANT PROFILE



McGovern Auto Group is a leading automotive dealership with 30 locations across Massachusetts, New Hampshire, New York, and Connecticut. They offer a diverse selection of vehicles, including top brands and high-quality pre-owned options, alongside comprehensive mechanic services and a wide range of parts and supplies. At their 401 Elm Street location, McGovern Municipal HQ specializes in providing specialized municipal vehicles and equipment designed to enhance efficiency for essential services such as police, fire, and municipal operations. This facility is equipped to outfit municipal vehicles with law enforcement gear and cargo solutions, ensuring enhanced employee efficiency and safety.

## LEASE TERMS

**Tenant:** McGovern Municipal HQ

**Premises:** 77,000sf

**Expiration:** 11/31/2025

**Option to Extend:** None



Metro Church, is a non-denominational church that has been operating out of 401 Elm Street for almost 20 years. The location offer's a variety of programs and ministries designed to support people of all ages, including youth groups, family activities, and outreach initiatives that serve those in need. The facility is outfitted for a range of programs, including broadcasted events and community center gatherings. This location is mostly used on Sundays and during after business hours one day per week. The goal of Metro Chruch is to provide a welcoming faith community where every person may explore, discover and develop faith in Christ, and friendships with others.

## LEASE TERMS

**Tenant:** Metro Church

**Premises:** 16,632sf

**Expiration:** 6/31/2025

**Option to Extend:** (2) Two-year otions

# AERIAL MAP



# 401

ELM STREET  
MARLBOROUGH, MA

## 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



**BEST BUY**  
Olive Garden  
DSW  
DESIGNER SHOE WAREHOUSE®

**TARGET**

**Boston Scientific**

**401**  
ELM STREET  
MARLBOROUGH, MA

**SOLOMON POND MALL**  
REGAL CINEMAS  
JCPenney  
Bath & Body Works  
H&M  
★ macy's  
DUNKIN'



**SUNOVION**  
Healthy bodies, healthy lives.

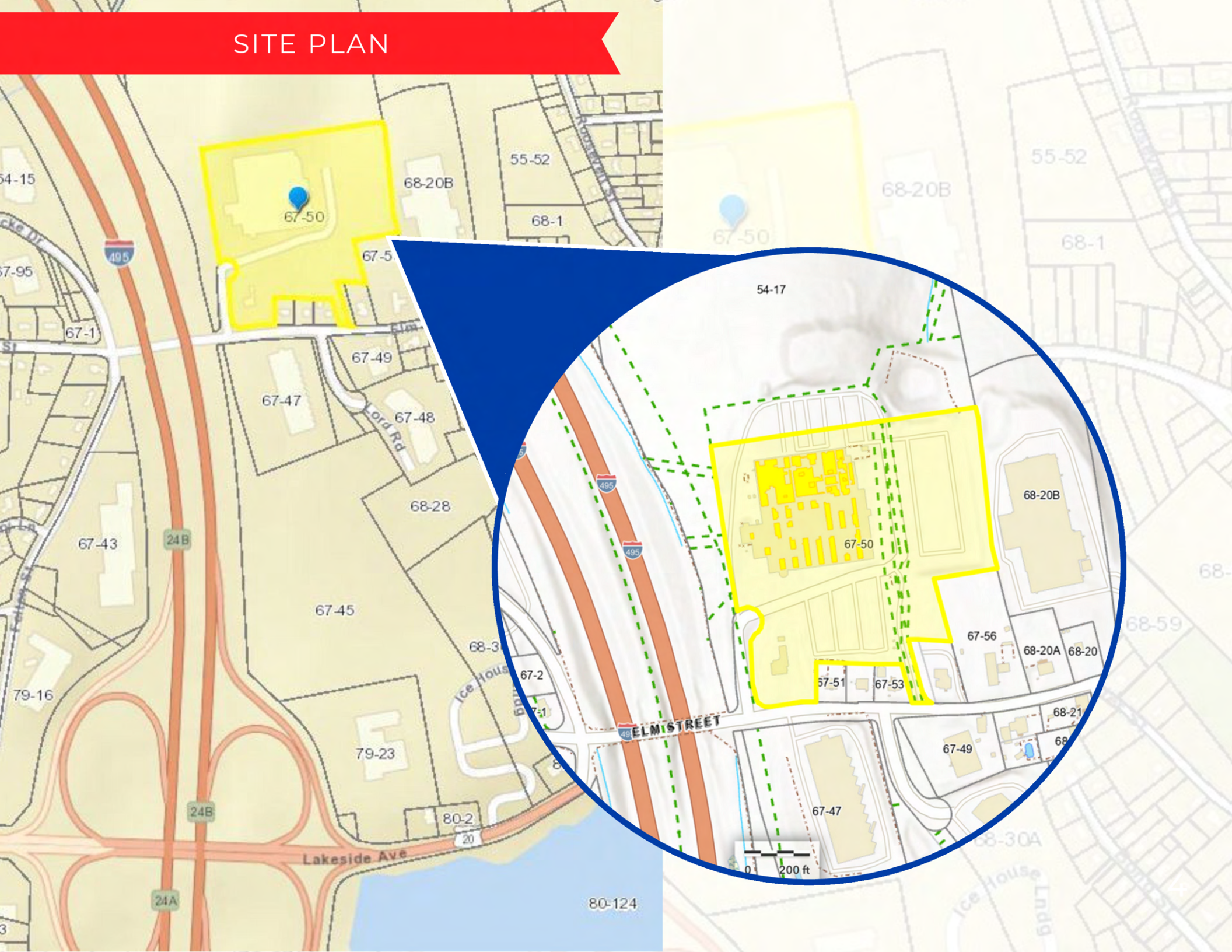
**SAINT-GOBAIN**

**APEX ENTERTAINMENT**  
**110 Grill**  
**Chick-fil-A**  
**FIVE GUYS**  
BURGERS and FRIES  
**Hannaford**  
**McDonald's**  
**Marshalls**  
**QDOBA MEXICAN EATS**  
**CHIPOTLE MEXICAN GRILL**  
**STARBUCKS COFFEE**

**amazon**

**HOLOGIC**  
The Science of Sure  
**BJ's**

# SITE PLAN







# **NAI Glickman Kovago & Jacobs**

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