


15,877 to 26,666 SF of Chemistry/Lab & Office Space Available through July 31, 2021
Property Highlights

<p>Location Located just off exit 23C of Interstate 495 and minutes from the Massachusetts Turnpike and Interstate 290.</p> <p>Total Size: 80,654 SF</p> <p>Available Space: Approximately 15,877 SF - 26,666 SF, Including 15+ modular cubical, furnished admin and operation offices</p> <p>Available: Immediately</p> <p>Land Area: 5.33 Acres</p> <p>Property Type: Flex</p> <p>Zoning: Industrial</p> <p>Year Built: 1986 (Remodeled 2008)</p> <p>Tax: \$1.37 PSF (FY 2016)</p> <p>Parking: 2.24 per 1,000 SF</p> <p>Sprinklers: Wet system throughout</p> <p>Clear Height: 16' 10"</p> <p>Loading: 3 loading docks, 1 Ramped Door with garage door opener</p> <p>Bay Spacing: 38'x35' (Approximate)</p>	<p>Space Features: Entire space outfitted with voice/data cabling. Fiber optics available.</p> <p>All labs furnished with lab benches, sinks</p> <p>HAZ Waste Central Room and Spacious General Storage</p> <p>All gas lines plumbed above ceiling with a centralized distribution center on a gated concrete padded floor</p> <p>DI water lines plumbed above the ceiling with centralized distribution</p> <p>Vented Hoods: 29 (24 Enclosed hoods, 5 fume hoods)</p> <p>HVAC: 12 Total RTUs - 7 AAON RTUs (60, 40, 30, 20, 18,16,13 ton) and 5 American Standard RTUs - Non Lab Areas - (15, 12.5, 5(x3) tons)</p> <p>100% Air Exchange Capacity</p> <p>Refrigeration: 3 Walk-in refrigerators, 12 3-door SS refrigerators and multiple freezer and single-unit refrigerators</p> <p>Power: 2,000 amp, 480 volt, 3-phase</p> <p>Utilities: Gas: National Grid</p> <p>Electric: National Grid</p> <p>Water/Sewer: City of Marlborough</p>
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**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE

50 D'Angelo Drive
Marlborough, MA

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