

# 50 D'ANGELO DRIVE

Industrial/Flex For Lease

Marlborough, MA 01752



## Leasing Information:

**Tim Latham**  
857.212.6314  
tlatham@lpc.com

**Christopher Devaux**  
617.951.4124  
cdevaux@lpc.com

**James Tambone**  
978.578.6111  
jtambone@lpc.com

# Lincoln

Lincoln Property Company  
53 State Street  
Boston, MA 02109

[www.lpc.com](http://www.lpc.com)

# 50 D'ANGELO DRIVE

## Property Summary

Marlborough, MA 01752



### Location Description

Metrowest location with easy access to I-495, Route 20, and Mass Pike.

### Property Highlights

- Located on Southborough/Marlborough Border, interconnected highway access to Routes 128, 9, 20 & 2
- Approved steel framed flex building with continuous ribbon windows on 3 sides
- Heavy Power: 2,000 amps/480v 3p 4w dedicated to space
- Utilities: Natural Gas, Fluorescent Lighting, City Sewer & Water

### Utilities

Gas	National Grid
Electric	National Grid
Water/Sewer	City of Marlborough

### Property Specifications

Total Building Size	80,654 SF
Type	Flex
Zoning	Industrial
Parking	1.56/1,000 SF
Sprinklers	Wet system throughout
Ceiling Height	16'8"
Bay Spacing	38' x 35' (approx.)
Roof	Rubber membrane
Truck Court	Re-paved

**Tim Latham**

857.212.6314  
tlatham@lpc.com

**Christopher Devaux**

617.951.4124  
cdevaux@lpc.com

**James Tambone**

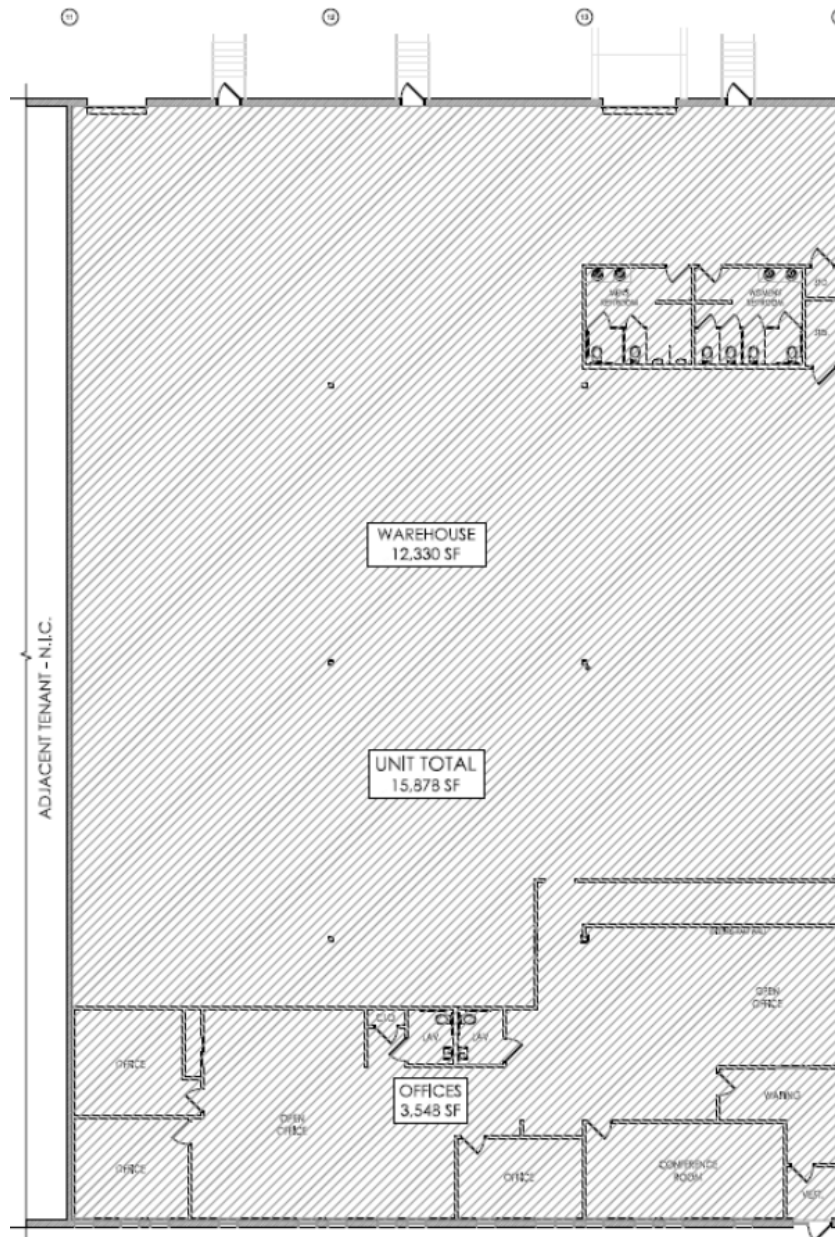
978.578.6111  
jtambone@lpc.com

**Lincoln**

# 50 D'ANGELO DRIVE

Marlborough, MA 01752

## Full Floor Plan



### Size

### Date Available

15,878 SF

Immediately

Additional Notes: One (1) Tailboard Loading Dock and One (1) Ramped Drive-In Door. 800 AMP Service.

**Tim Latham**

857.212.6314  
tlatham@lpc.com

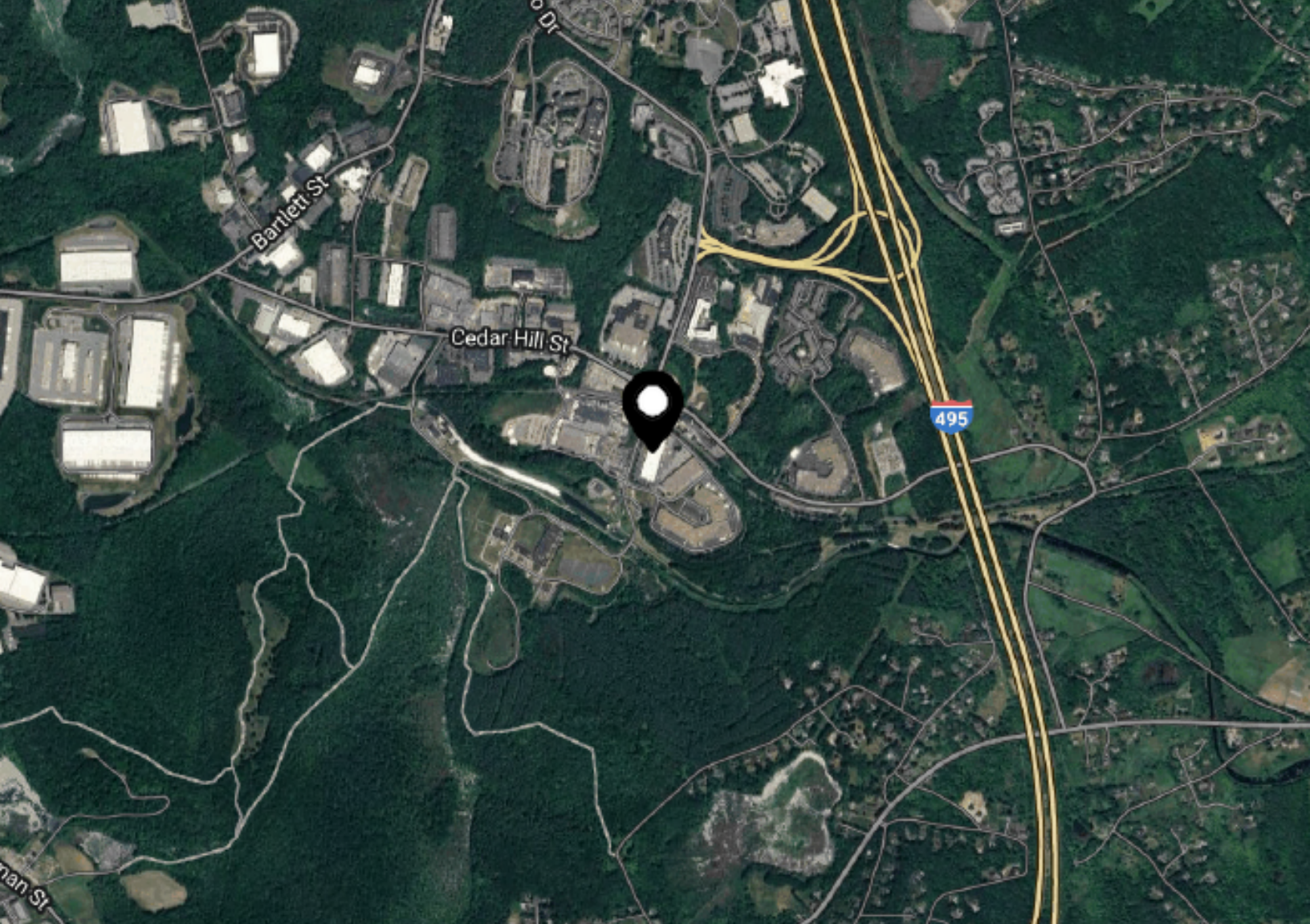
**Christopher Devaux**

617.951.4124  
cdevaux@lpc.com

**James Tambone**

978.578.6111  
jtambone@lpc.com

# Lincoln



# 50 D'ANGELO DRIVE

Marlborough, MA 01752

Leasing Information:  
617.951.4100

**Tim Latham**  
857.212.6314  
tlatham@lpc.com

**Christopher Devaux**  
617.951.4124  
cdevaux@lpc.com

**James Tambone**  
978.578.6111  
jtambone@lpc.com

## Lincoln

Lincoln Property Company  
53 State Street  
Boston, MA 02109

[www.lpc.com](http://www.lpc.com)