



148 MARLBORO ROAD

SOUTHBOROUGH, MA

FOR SALE | 9,600 SF INDUSTRIAL BUILDING ON 0.57 AC

- Adjacent to Route 85
- 2.6 Miles to Route 495

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

9,600 SF Industrial Building on 0.57 AC for Sale

PROPERTY HIGHLIGHTS

- Adjacent to Route 85
- 2.6 Miles to Route 495

PROPERTY SPECIFICATIONS

Building Size:	9,600 SF
Lot Size:	0.57 AC
Loading:	One (1)
Drive In:	One (1)
Power:	400 Amp
Roof:	10 years
Zoning:	Industrial
Remodel:	1970
Utilities:	Oil heat (access to gas)
Construction:	Block
Sale Price:	\$960,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,383	36,122	133,513
Total Population	41,556	91,709	347,778
Average HH Income	\$140,263	\$157,961	\$176,917





HIGHWAY PROXIMITY



2.1 MILES
6 MIN



3.1 MILES
18 MIN



3.4 MILES
8 MIN

WORCESTER, MA
21 MILES | 29 MINS

BOSTON, MA
28 MILES | 37 MINS

148 MARLBORO RD.
SOUTHBOROUGH, MA

intel



TRELLEBORG



Ambri

Bristol
PRECISION

TJX

amazon

Altium
Packaging

Piedmont Plastics

A. Duie PYLE
PYLE PEOPLE DELIVER

Matec
Instrument Companies

LOWE'S

astellas

labcorp

muRata
INNOVATOR IN ELECTRONICS

MOVING
AND STORAGE

SOTAX

LG Energy Solution Vertech

Barrett
distribution centers



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