

171,000 RSF · 3 Building Flex/R&D/Industrial Park

BRIGHAM BUSINESS PARK

19, 41 & 53 Brigham Street · Marlborough, MA

2,000-10,000 RSF Suites Available

All suites with private tail board loading/drive-in dock

Ample power

Opportunity to expand/contract within the park



LINCOLN
PROPERTY
COMPANY

I-495
2 miles

Rt 9
2 miles

Mass Pike/I-90
4 miles

Worcester
18 miles

Route 128/I-95
17 miles

Boston
25 miles



19 BRIGHAM STREET

SIZE	62,760 RSF
CEILING HEIGHT	16'
PARKING	104 Spaces
LOADING	12 Tailboard Docks (8'x10') – all units have private tailboard docks
ELECTRICAL	2000 Amps/208 Volts, 3 phase, 4 wire feed
HVAC	Gas FHA heat; electric rooftop A/C for front office areas
WATER/SEWER	City of Marlborough



41 BRIGHAM STREET

SIZE	45,622 RSF
CEILING HEIGHT	18'
PARKING	45 Spaces
LOADING	18 Drive-in Docks (14'x14')
ELECTRICAL	2000 Amps/208 Volts, 1 phase
HVAC	Gas FHA heat; wall mounted A/C for office areas
WATER/SEWER	City of Marlborough

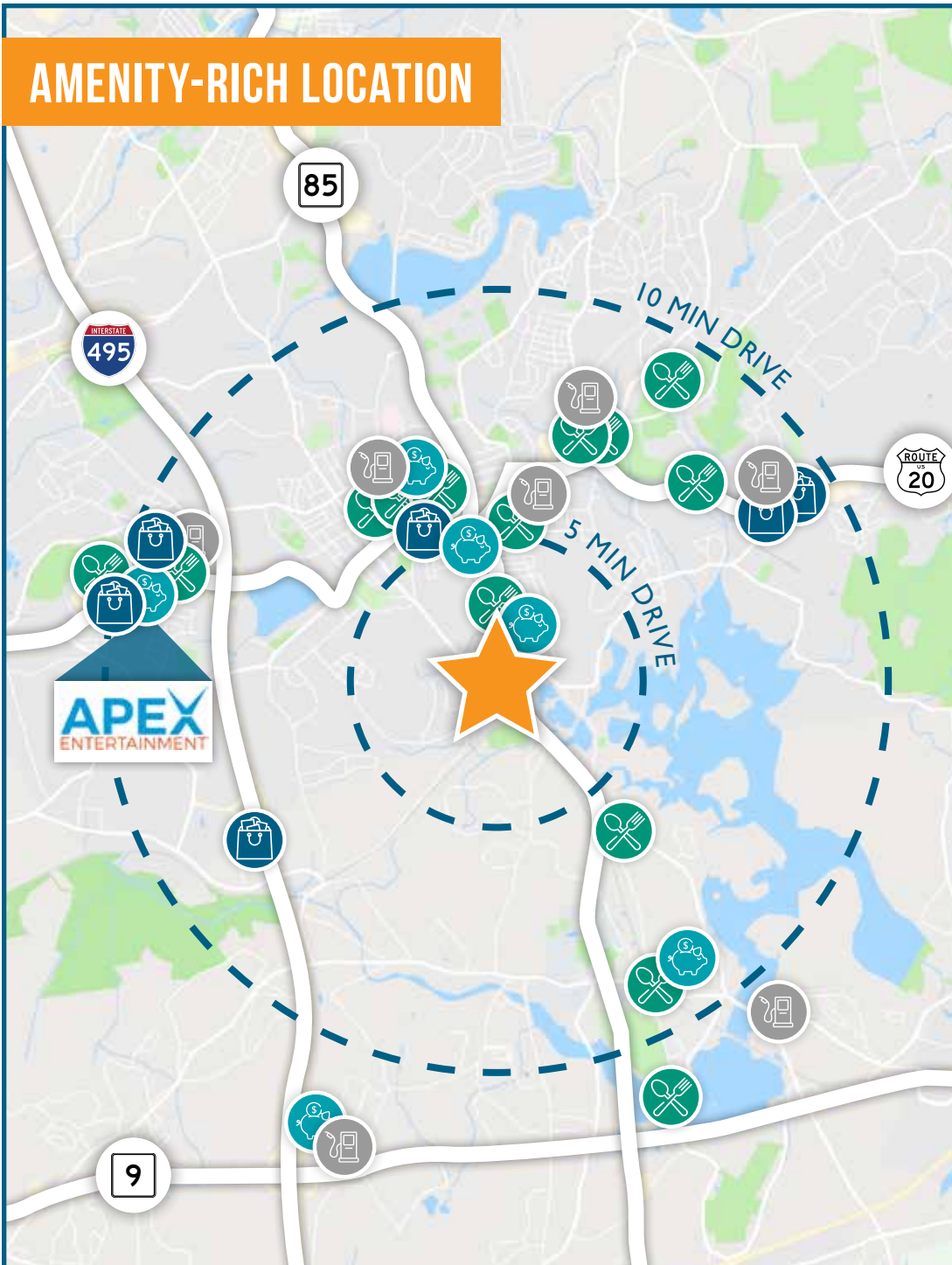


53 BRIGHAM STREET

SIZE	62,621 RSF
CEILING HEIGHT	18'
PARKING	60 Spaces
LOADING	Seven (7) Tailboard Docks & Two (2) Drive-in Docks (10'x16')
ELECTRICAL	2000 Amps/208 Volts, 3 phase
HVAC	Gas FHA heat; pre-packaged roof mounted A/C for office areas
WATER/SEWER	City of Marlborough



AMENITY-RICH LOCATION



**LINCOLN
PROPERTY
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