

53 BRIGHAM STREET

MARLBOROUGH, MA

BRIGHAM
CROSSING
MARLBOROUGH, MA

62,621 SF
SUBDIVIDABLE TO ~20,000 SF



Lincoln
www.lpc.com

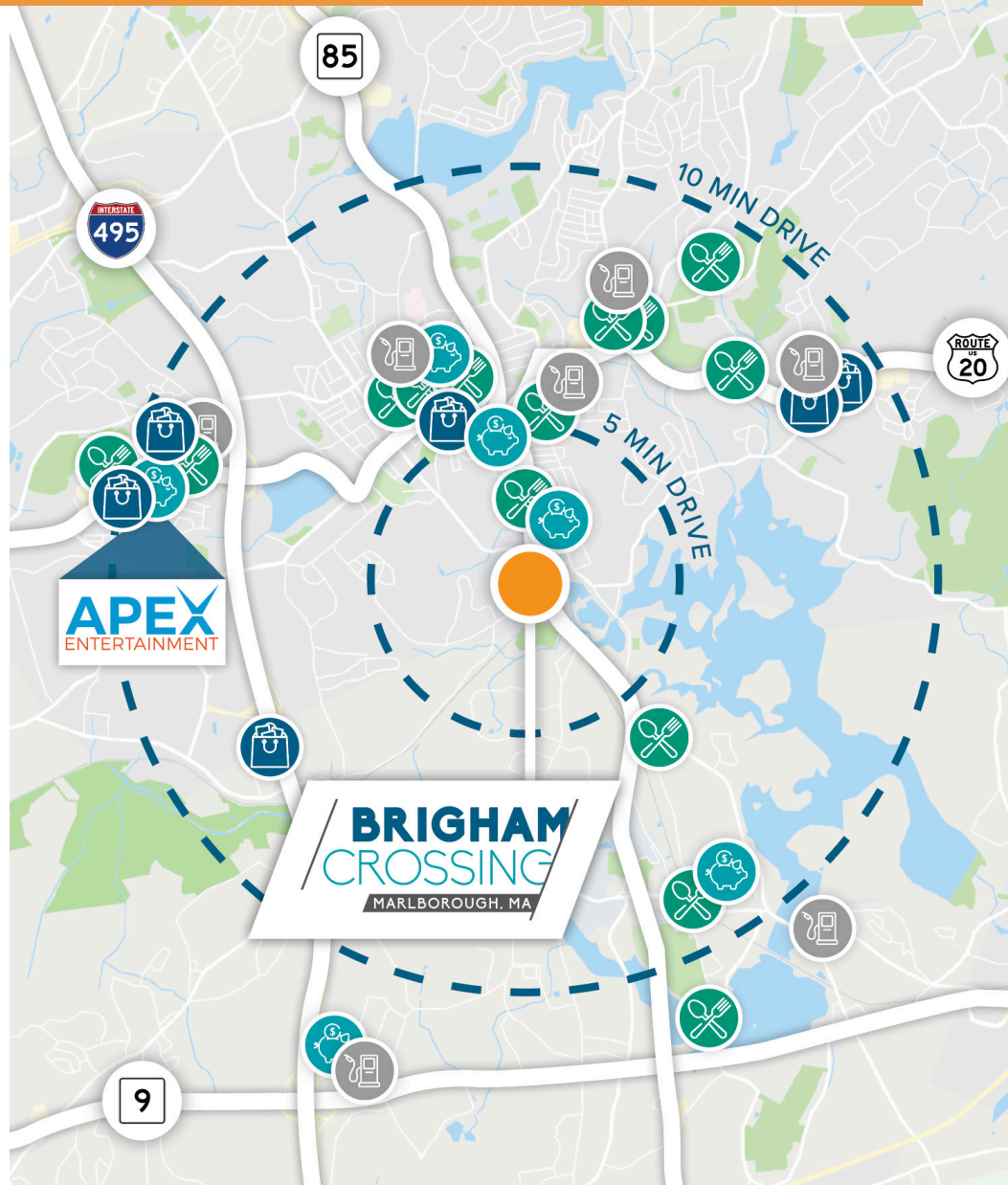
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AMENITY-RICH LOCATION



Walgreens

7-ELEVEN **CVS**
pharmacy

DUNKIN'
DONUTS

TARGET

CHIPOTLE
MEXICAN GRILL

Panera
BREAD

STARBUCKS
COFFEE

Ninety 99 Nine
RESTAURANT & PUB

Hannaford **McDonald's**

UNITED STATES
POSTAL SERVICE

FIREFLY'S
BBQ

I-495
2 miles

Route 9
2 miles

Mass Pike/I-90
4 miles

Worcester
18 miles

Route 128/I-95
17 miles

Boston
25 miles

PORTFOLIO SPECIFICATIONS

53 BRIGHAM STREET

SITE DESCRIPTION

ADDRESS	53 Brigham Street, Marlborough, MA
TOTAL BUILDING AREA	62,621 SF
SITE AREA	9.90 Acres (inclusive of 41 Brigham Street)
YEAR BUILT	1997
PARKING	88 spaces (expandable to 180)

CONSTRUCTION DESCRIPTION

FOUNDATION	Concrete slab
FRAME	Concrete block & masonry
EXTERIOR	Brick
ROOF	60 mil TPO white; roof was installed in 2017 (20-year warranty - expires on 12/18/2037)
CLEAR HEIGHT	18'
COLUMN SPACING	40' x 40'
LOADING	8 tailboard dock doors; 2 drive-in dock doors (10' x 16')



BUILDING SYSTEMS

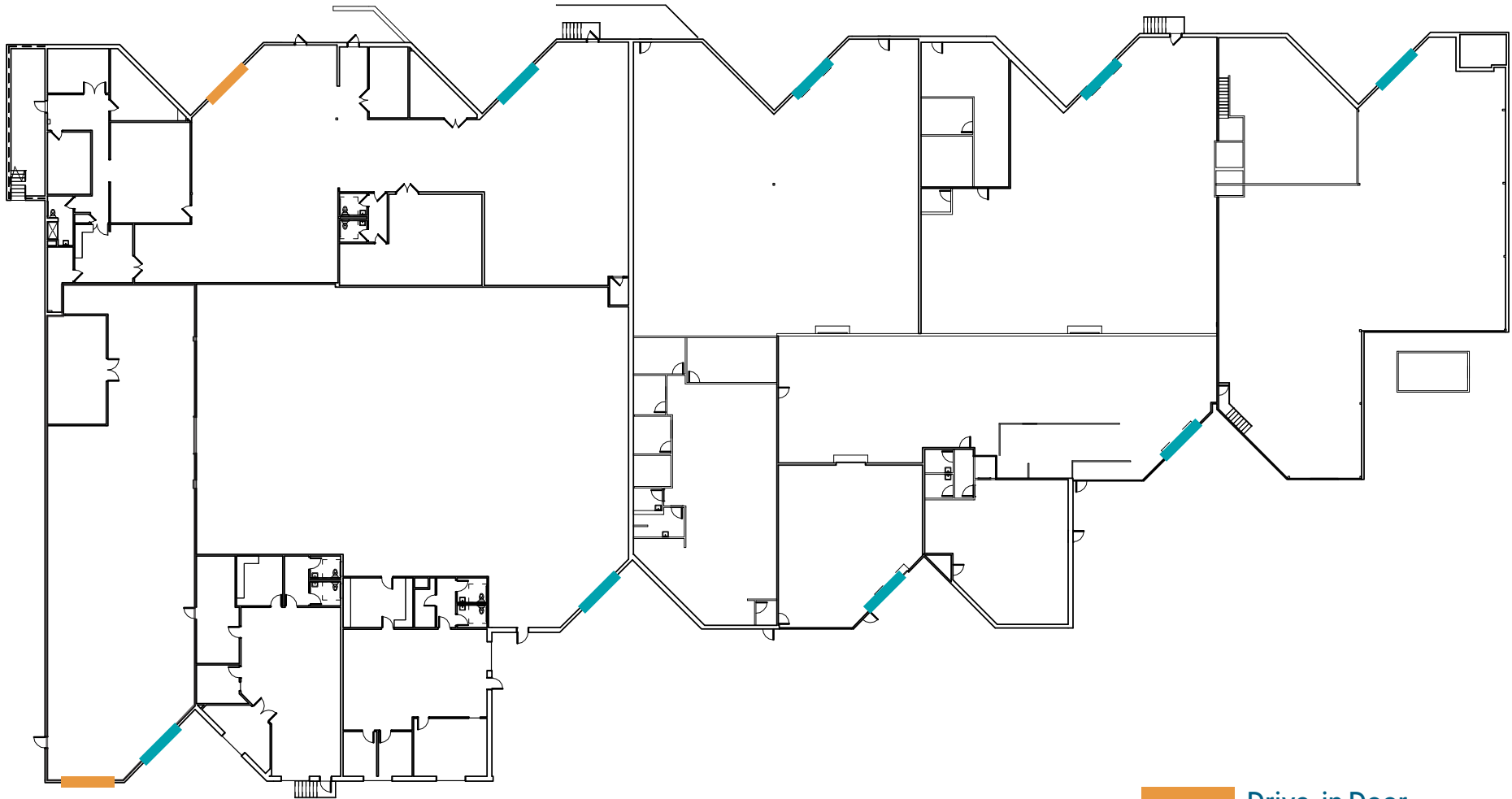
ELECTRICAL	3,000A, 120/208V base building service fed from a stand-alone structure at the south side of the building
HVAC	Split air conditioners, package gas-fired, DX cooling air-cooled rooftop unit
FIRE/LIFE SAFETY	Protected by two-zone dry sprinkler system
UTILITIES	
WATER/SEWER	City of Marlborough
GAS	Eversource
ELECTRICITY	National Grid

AVAILABILITY

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62,621 SF

Subdividable to +/- 20,000 SF



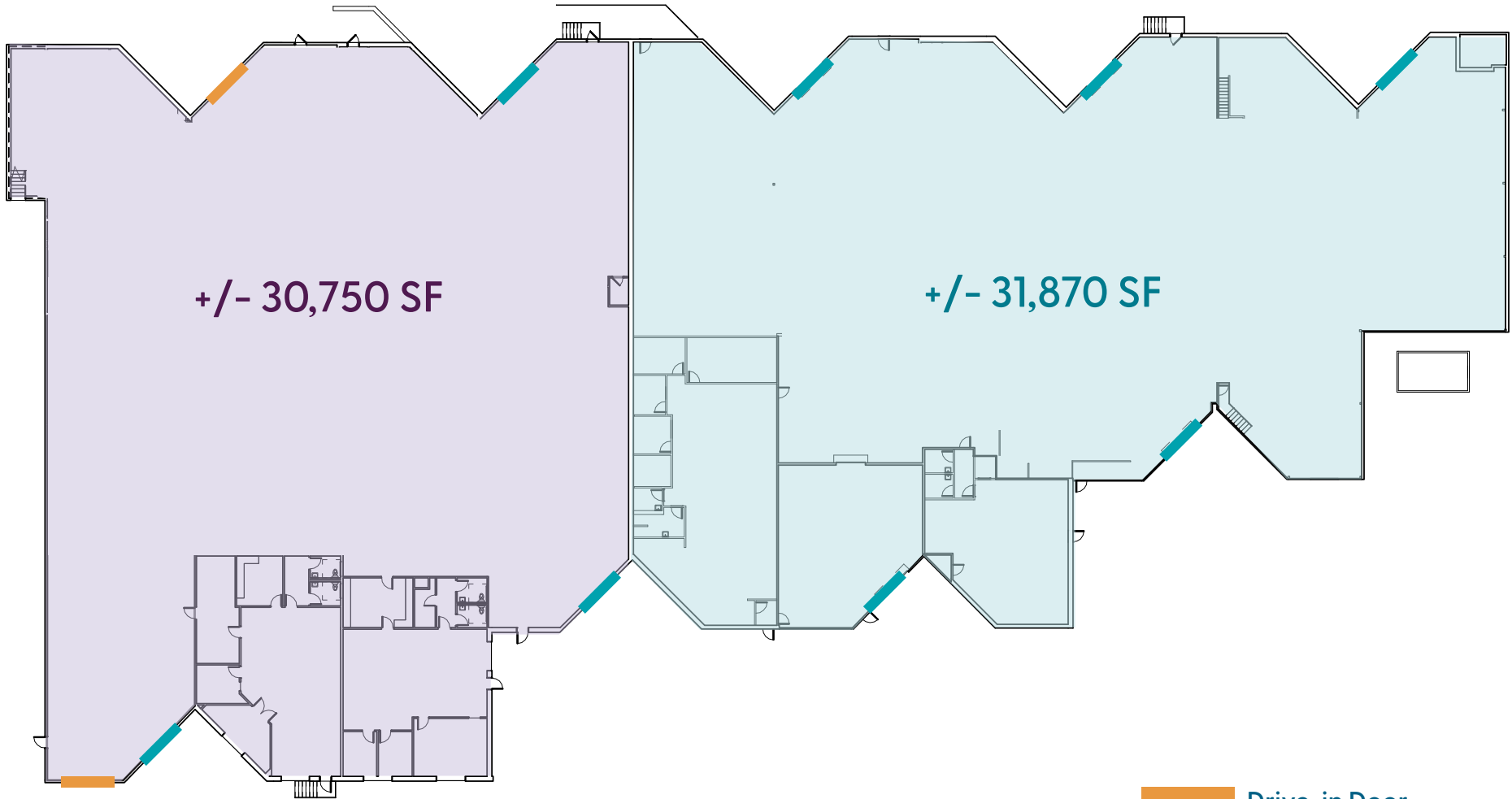
-  Drive-in Door
-  Loading Dock

AVAILABILITY

53 BRIGHAM STREET

Conceptual Subdivision Plan

Total SF: 62,621 SF



-  Drive-in Door
-  Loading Dock



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LEASING CONTACTS

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