



60 CODMAN HILL ROAD

BOXBOROUGH, MA

FOR LEASE | 25,000 - 50,000 SF FLEX SPACE ON 9.09 AC

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

25,000 - 50,000 SF Space on 9.09 AC for Lease on First Floor

PROPERTY HIGHLIGHTS

- Subdividable
- Outstanding Visibility from and Accessibility to I-495
- 12' Clear
- First Floor Space
- Oversized Paved Lot

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,983	13,468	85,010
Total Population	10,761	37,060	223,842
Average HH Income	\$238,283	\$213,866	\$174,246

PROPERTY SPECIFICATIONS

Building Size:	100,266 SF
Available:	50,000 SF on the First Floor
Subdividable:	25,000 - 50,000 SF
Lot Size:	9.09 AC
Ceiling Height:	12' Clear
Stories:	2
Elevators:	2 with 1 FRT
Columns:	25'W x 25'D
Construction:	Masonry
Docks:	5 ext
Power:	3,000a/480v Heavy Power can be upgraded to 20,000 amps
Parking:	319 Spaces
Lease Rate:	Market





FIRST FLOOR PLAN
Ms-1'-0"

NOTE:
THE FOLLOWING INFORMATION HAS BEEN
DERIVED FROM ORIGINAL PLANS DATED
8-1-03 AND ARE SUBJECT TO REVISION
AND IN COMPLIANCE WITH CURRENT
CONDITIONS AND BUILDING CODES.

An existing two story building
 First Floor – 49,293 gsf
 Second Floor – 50,883 gsf
 Generator Room – 1,524 gsf
 Building Total – 101,700 gsf
 Chapter 3–Business Use Group
 Chapter 5 and 6Type 2C
 Fire Resistance Ratings of
 Structural Elements:

Exterior walls:
 Loadbearing: 0 hours
 Nonloadbearing: 0 hours
 Fire walls and party walls: 2 hours
 Fire Separation assemblies:

Fire enclosure of exits: 2 hours
Shields and elevatorways: 2 hr
Other separation assemblies: 1 hr
Fire partitions:
Exit access corridors: $\frac{1}{2}$ hour
Dwelling unit separations: $\frac{1}{2}$ hr
Smoke barriers: 1 hour
Toilet Room Design
Complies with ADA

Chapter 10 – Means of Egress
 $42.39 \text{ sq ft} / 100$ (Table 1008.1.2.2)
 424 persons per floor / 424 x 2
 (Table 1009.2) = 84 inches of
 stair egress width per floor,
 – Tenant on ground floor,
 $424 \times .15$ (Table 1009.2) =
 64 inches of door/corridor
 width per floor –
 Required 252 inches provided
 per floor.

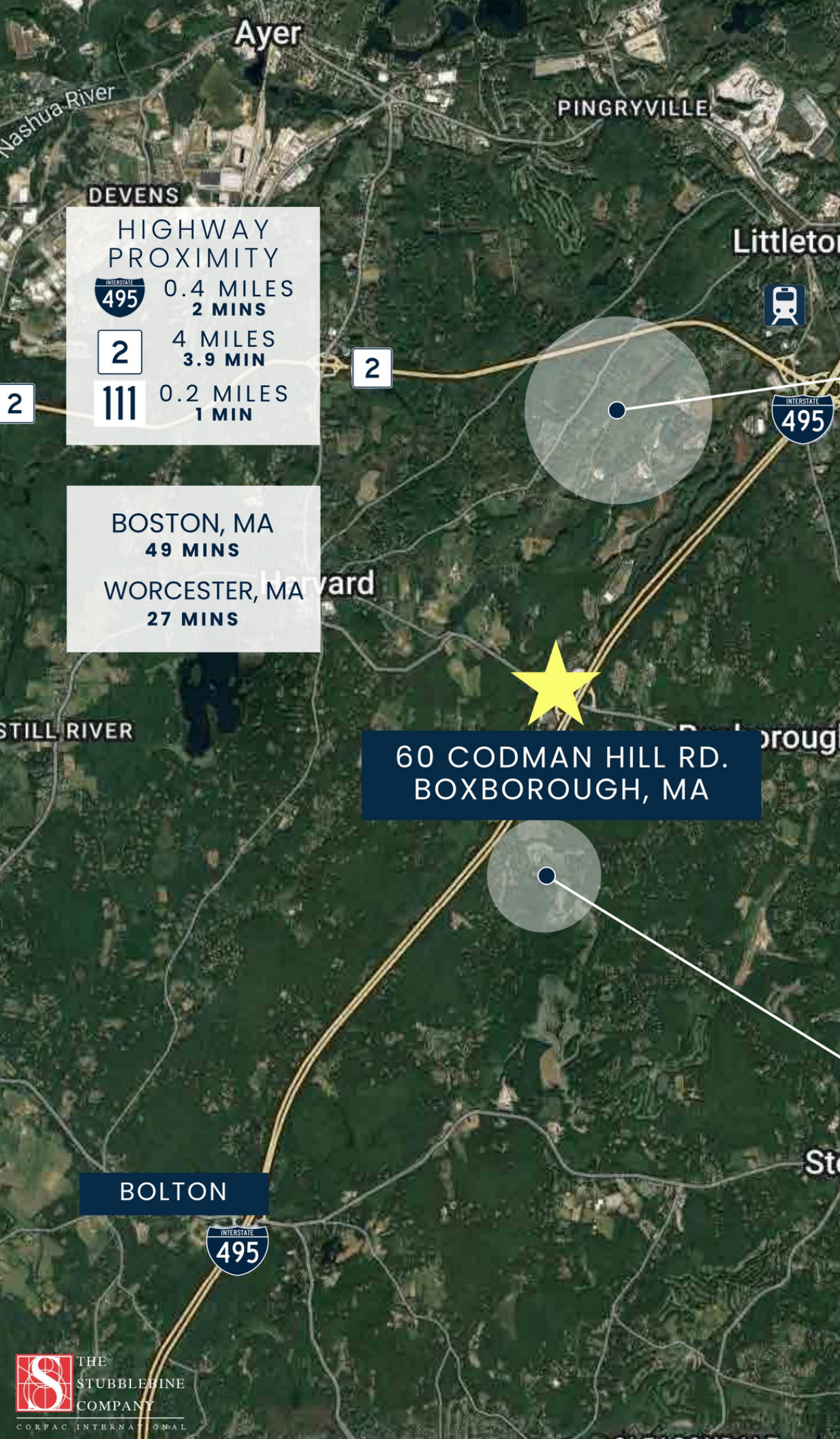
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EXISTING PLAN
FLOOR 1

BUILDING
60 CORDMAN HILL ROAD
BOXBOROUGH, MASS

60-1	DATE
4-12-21	TIME
4-12-21	TIME



HIGHWAY PROXIMITY

0.4 MILES
2 MINS

4 MILES
3.9 MIN

0.2 MILES
1 MIN

BOSTON, MA
49 MINS

WORCESTER, MA
27 MINS

60 CODMAN HILL RD.
BOXBOROUGH, MA

BOLTON

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