



325 AYER ROAD

HARVARD, MA

FOR LEASE | 17,485 SF FLEX SPACE ON 4.74 ACRES

- Subdividable to 2,000 SF
- Retail, Flex, and Industrial space
- Located 1.4 miles from Rt. 2

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

77,995 SF Flex Building on 4.74 Acres
17,485 SF Available: Subdividable

PROPERTY HIGHLIGHTS

- Subdividable to 2,000 SF
- Retail, Flex, and Industrial space
- Located 1.4 miles from Rt. 2

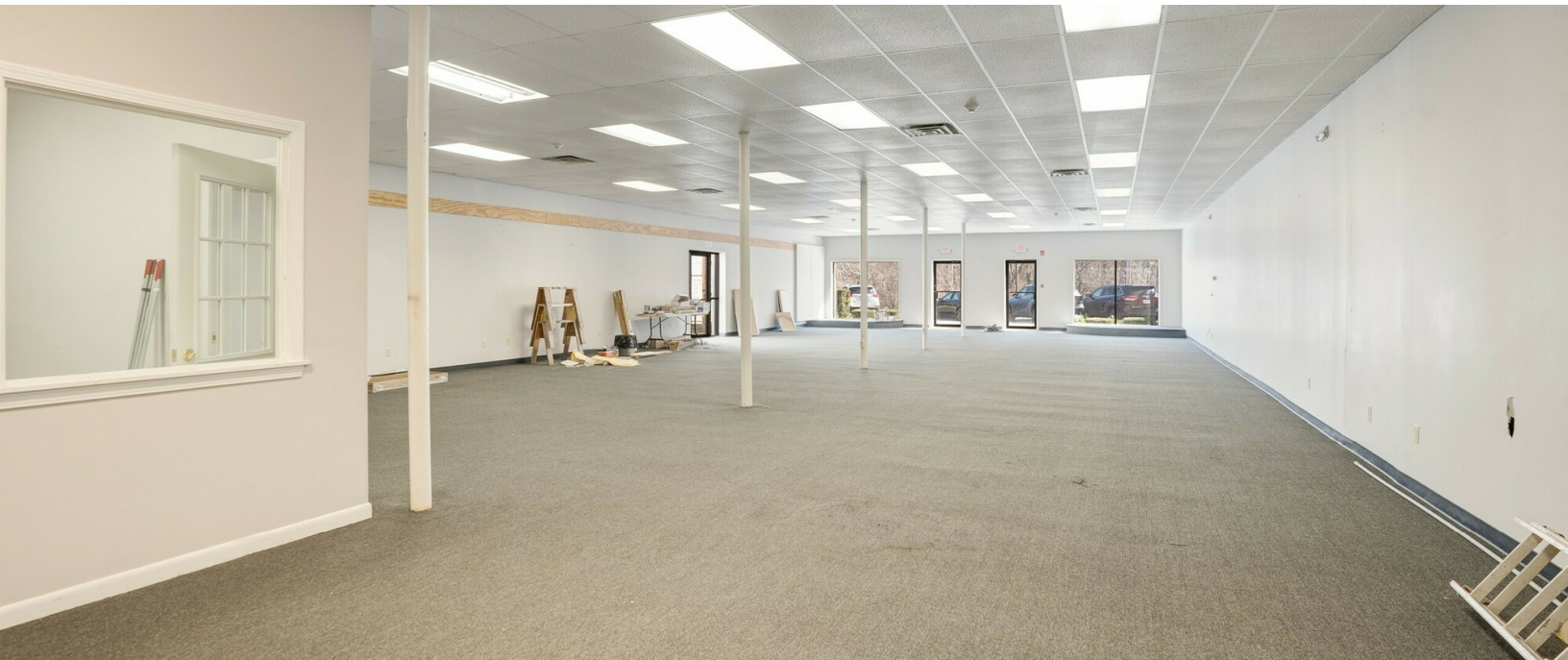
AVAILABLE UNITS	SIZES
C-102/106R: (Warehouse)	4,396 SF
A-121/122: (Retail)	3,362 SF
A-110/119/120: (Retail)	3,090 SF
A-116: (R&D/Flex)	2,901 SF
B-120: (Office)	2,152 SF

PROPERTY SPECIFICATIONS

Building Size:	77,995 SF
Available SF:	17,485 SF (Subdivides)
Lot Size:	4.74 Acres
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,246	13,533	74,213
Total Population	14,073	37,417	198,746
Average HH Income	\$180,381	\$190,993	\$179,316

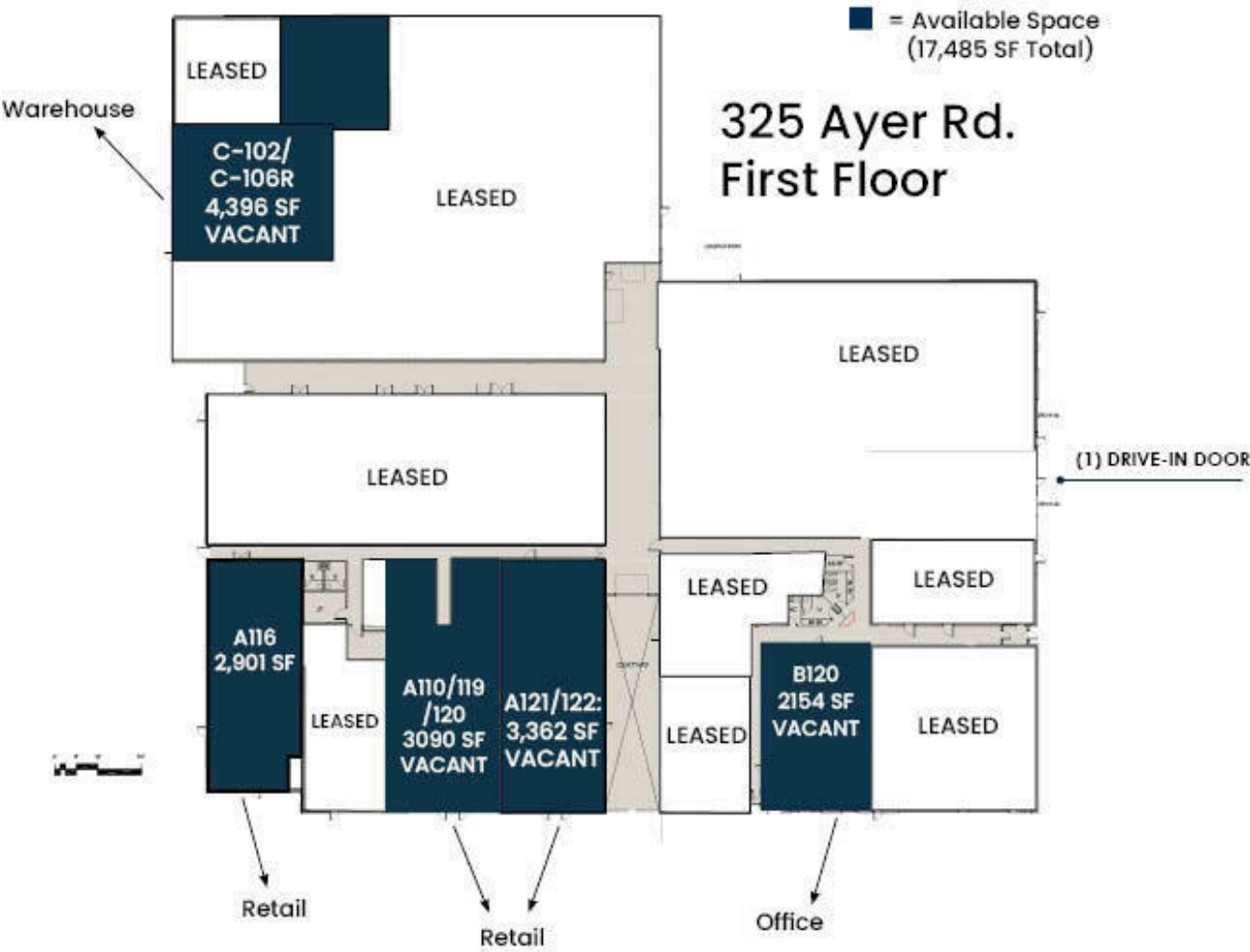
C-102 / C-106R



A-119 / A-120



FLOOR PLANS



LOCATION MAP

2A

1 MILE
2 MIN



5.3 MILES
7 MIN

DEVENS

1 MILE
2 MIN

2

1.5 MILES
3 MIN



9.4 MILES
11 MIN

LITTLETON

5.9 MILES
9 MIN

111

1.8 MILES
5 MIN



LITTLETON



DEVENS



HARVARD

111

2

2A



325 AYER ROAD

HARVARD, MA

FOR LEASE | 17,485 SF FLEX BUILDING ON 4.74 ACRES

NICHOLAS STUBBLEBINE
978.202.0167
nick@stubblebinecompany.com

SAM LOCKHART
978.500.8967
slockhart@stubblebinecompany.com

ARYAN MANKAR
781.366.4602
amankar@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL