



# 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

CORFAC 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

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PRECISION

TJX

amazon

Altium  
Packaging

Piedmont Plastics

A. DuiePYLE  
PYLE PEOPLE DELIVER

Matco  
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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