



325 AYER ROAD

HARVARD, MA

FOR LEASE | 12,341 SF FLEX BUILDING ON 4.74 ACRES

- 744 - 4,396 SF Industrial/Flex/Office Units Available
- Located close to the Route 2/Route 495 Interchange



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

85,762 SF Flex Building on 4.74 Acres | 12,341 SF Available: Subdividable

PROPERTY HIGHLIGHTS

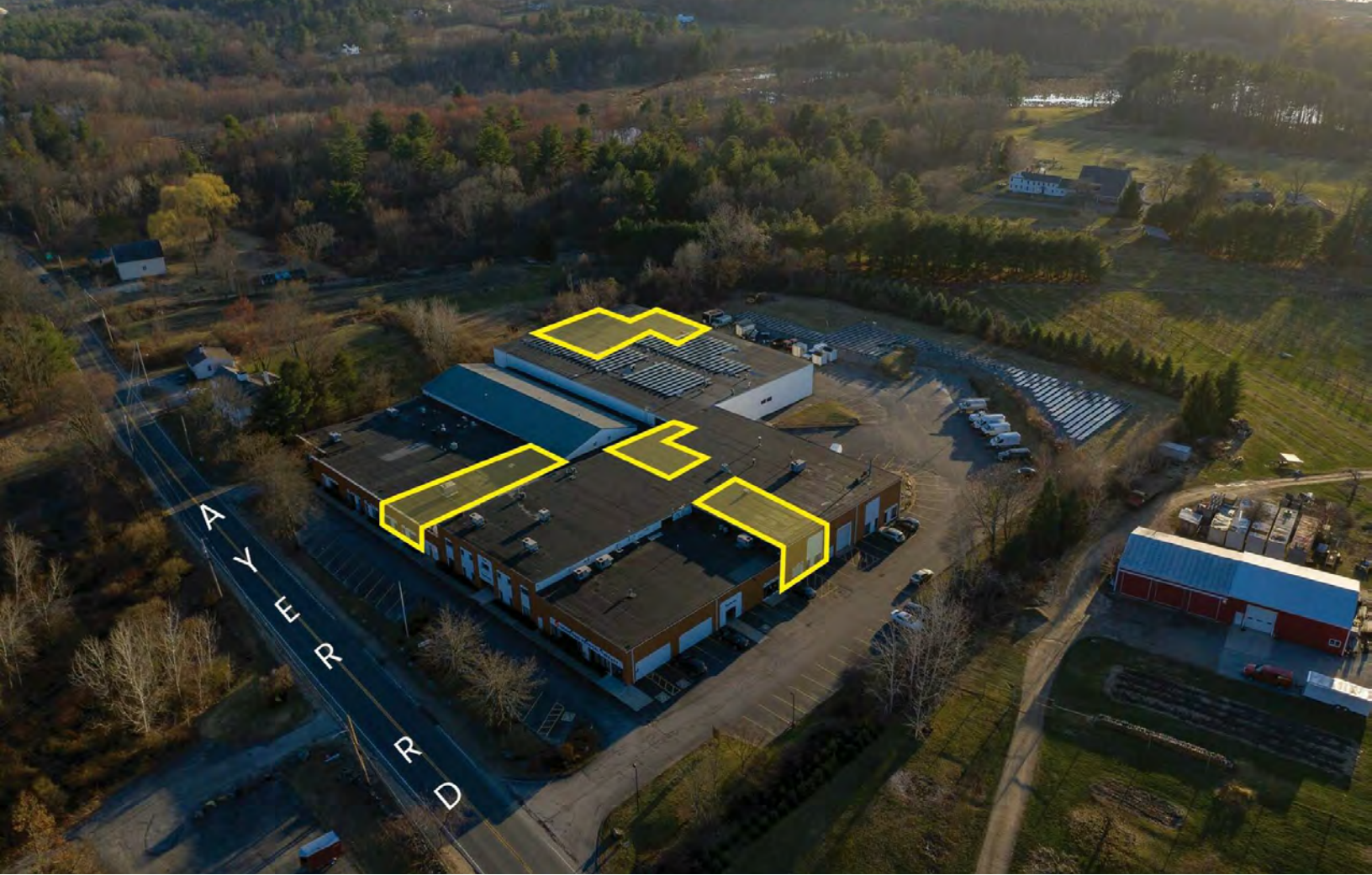
- Subdividable: 744-4,396 SF Units
- 1.4 Miles to Route 2

AVAILABLE UNITS	SIZES
B-110C: (MEZZANINE)	744 SF
B-201: (MEZZANINE)	932 SF
B-110C: (GROUND FLOOR)	1,175 SF
B-108:	1,732 SF
A-121/122:	3,362 SF
C-102/106R:	4,396 SF

OFFERING SUMMARY

Available SF:	12,341 SF
Lot Size:	4.74 Acres
Building Size:	85,762 SF
Lease Rate:	MARKET

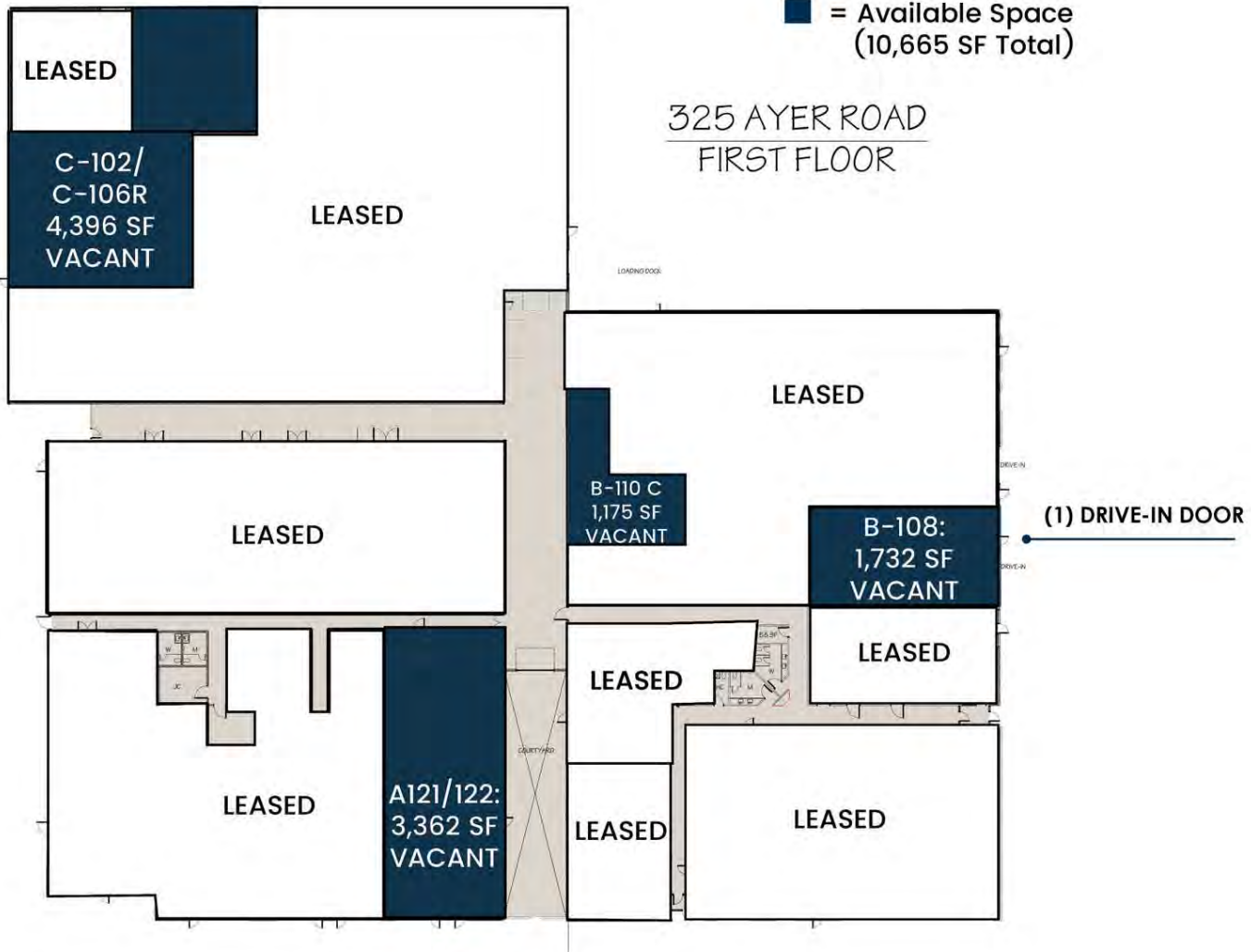
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,246	13,533	74,213
Total Population	14,073	37,417	198,746
Average HH Income	\$180,381	\$190,993	\$179,316

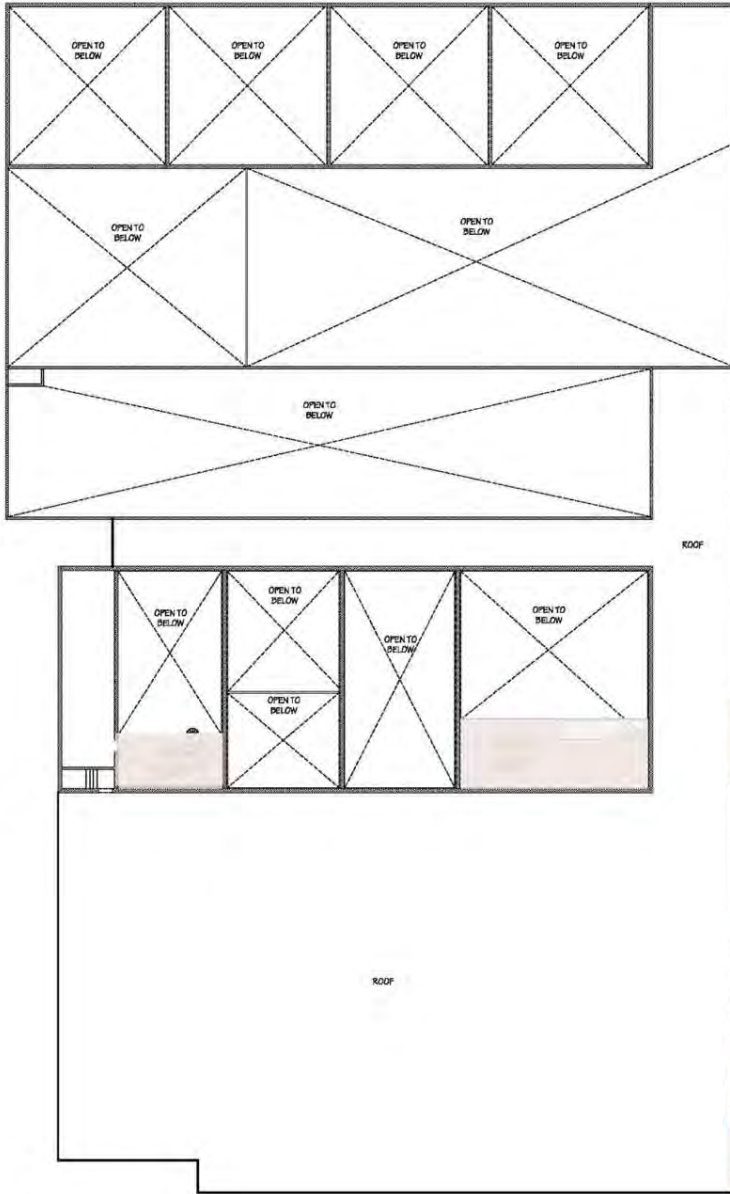


FLOOR PLANS

■ = Available Space
(10,665 SF Total)

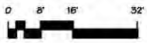
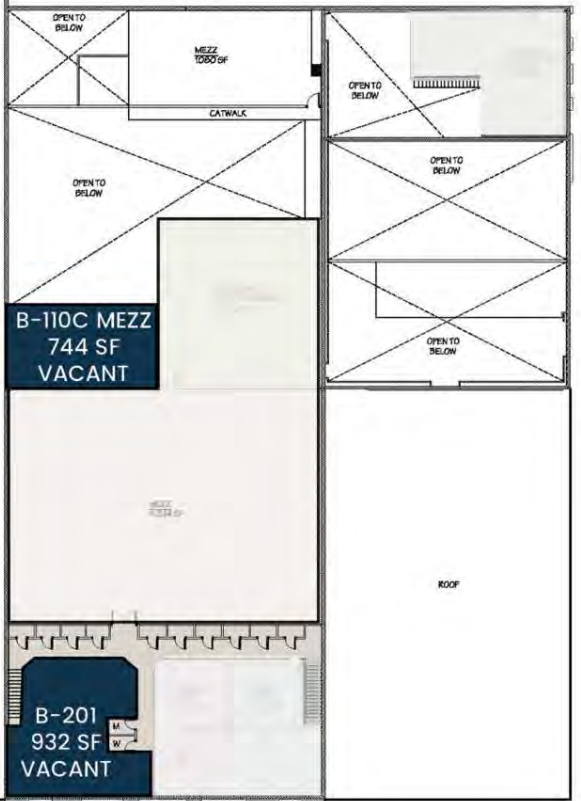
325 AYER ROAD FIRST FLOOR





■ = Available Space
(1,676 SF Total)

325 AYER ROAD
MEZZANINE



LOCATION MAP



325 AYER ROAD

HARVARD, MA

FOR LEASE | 12,341 SF FLEX BUILDING ON 4.74 ACRES

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