



# 325 AYER ROAD

HARVARD, MA

---

FOR LEASE | 15,516 SF FLEX BUILDING ON 4.74 ACRES

HUNTER ROBERTS  
NICHOLAS STUBBLEBINE

714.478.7993  
978.202.0167

[hroberts@stubblebinecompany.com](mailto:hroberts@stubblebinecompany.com)  
[nick@stubblebinecompany.com](mailto:nick@stubblebinecompany.com)



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

85,762 SF Flex Building on 4.74 Acres  
15,516 SF Available: Subdividable

## PROPERTY HIGHLIGHTS

- Subdividable: 932-4,396 SF Units
- 1.4 Miles to Route 2

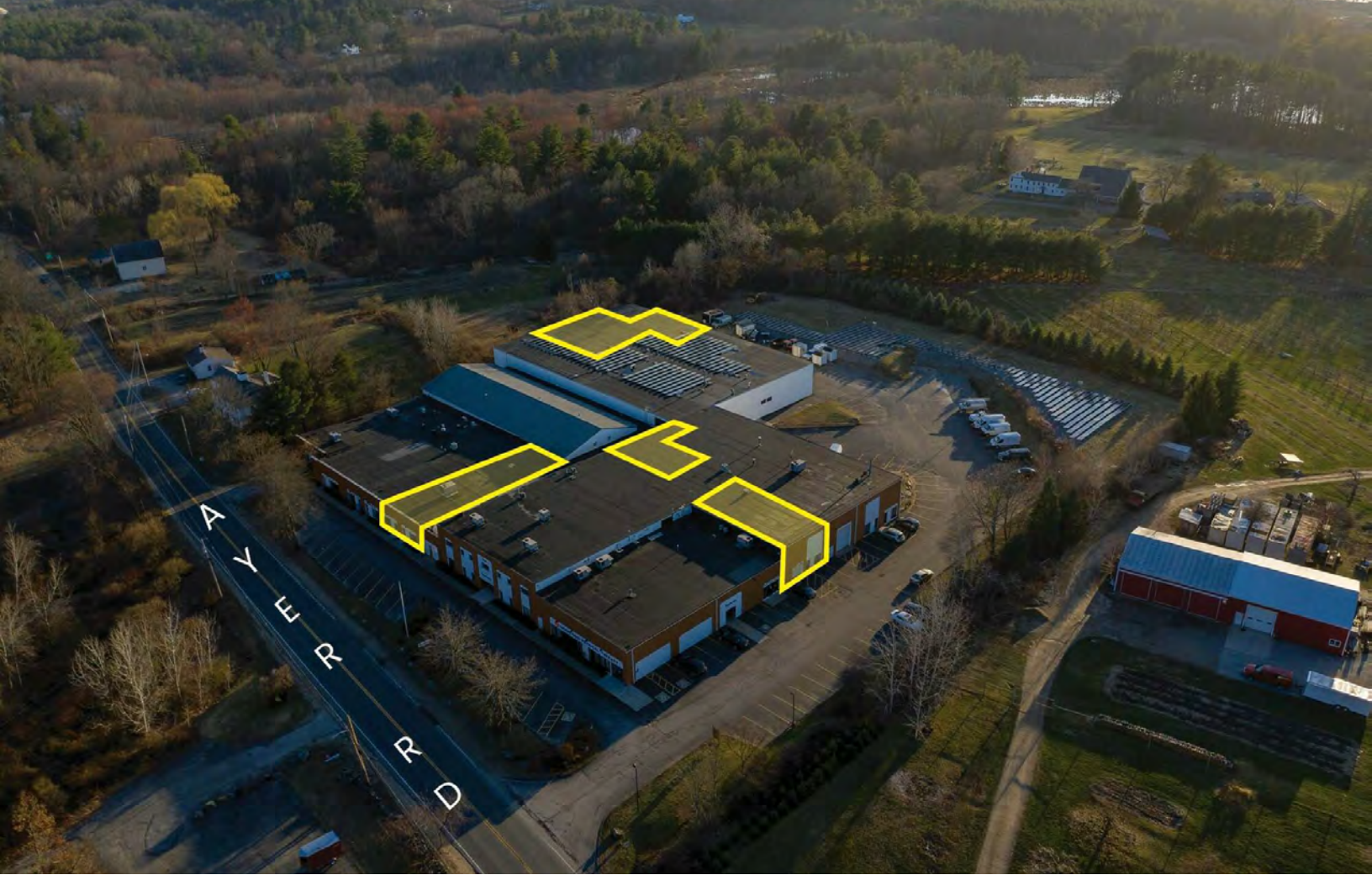
AVAILABLE UNITS	SIZES
B-201: (Mezzanine)(Office)	932 SF
B-113: (Office)	1,584 SF
B-120: (Office)	2,152 SF
A-110/119/120: (Retail)	3,090 SF
A -121/122: (Retail)	3,362 SF
C-102/106R: (Warehouse)	4,396 SF

## OFFERING SUMMARY

Building Size:	85,762 SF 15,516 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



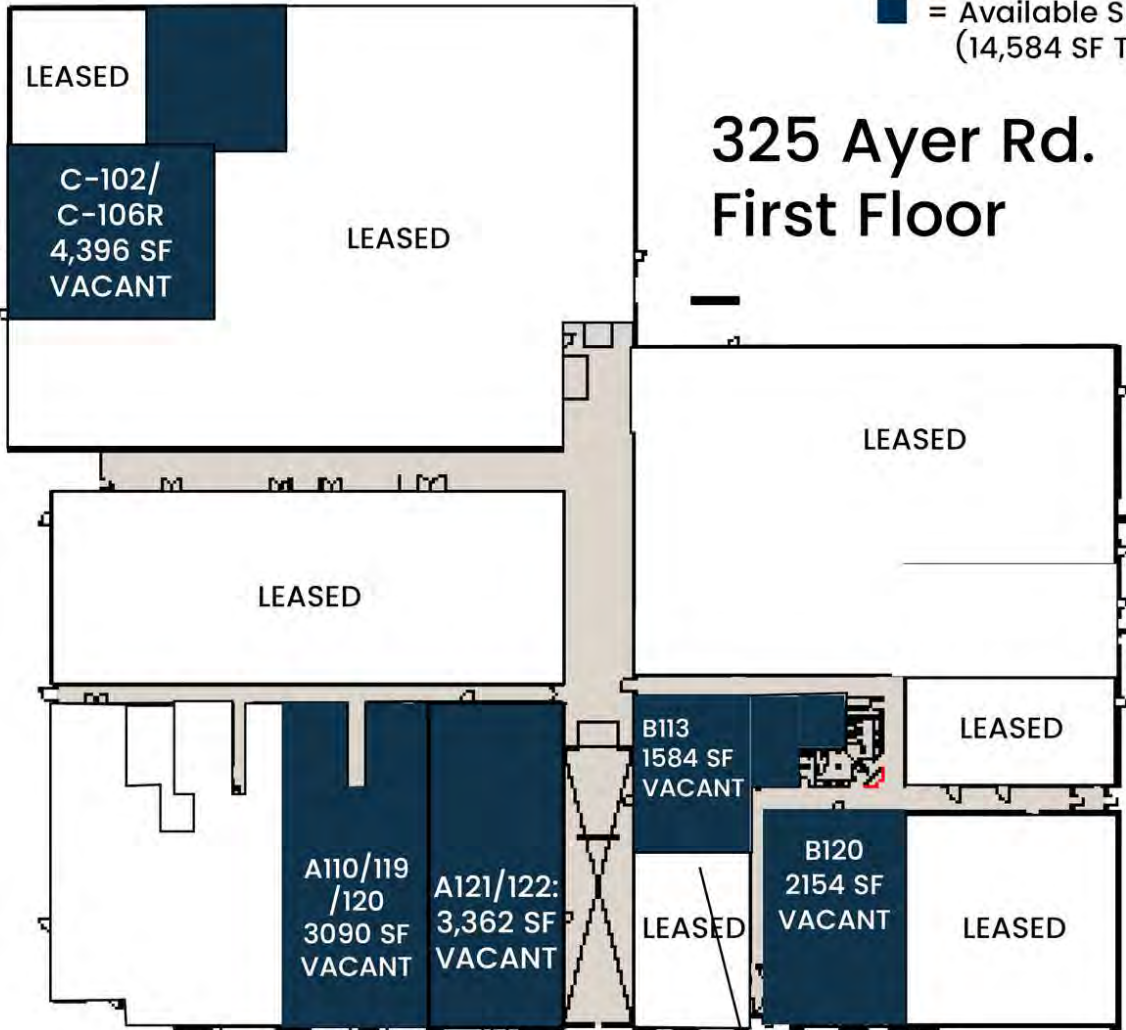




■ = Available Space  
(14,584 SF Total)

# 325 Ayer Rd. First Floor

Warehouse



(1) DRIVE-IN DOOR

Retail

Office





PROJECT: 325 AYER ROAD  
REVISED: 09/10/2015

TEL: 603 852-1111 FAX: 603 852-1111  
325 AYER ROAD, SUITE 201, RINDGE, NH 03270

**ez**  
COMMERCIAL REAL ESTATE  
1000 MARKET STREET, SUITE 200  
NASHUA, NH 03041  
www.ezrealestate.com

2015



# LOCATION MAP





# 325 AYER ROAD

HARVARD, MA

---

FOR LEASE | 15,516 SF FLEX BUILDING ON 4.74 ACRES

HUNTER ROBERTS

714.478.7993

[hroberts@stubblebinecompany.com](mailto:hroberts@stubblebinecompany.com)

NICHOLAS STUBBLEBINE

978.202.0167

[nick@stubblebinecompany.com](mailto:nick@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.



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL