



# 325 AYER ROAD

HARVARD, MA

FOR LEASE | 85,762 SF FLEX BUILDING ON 4.74 ACRES

- 744 - 4,396 SF Industrial/Flex 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

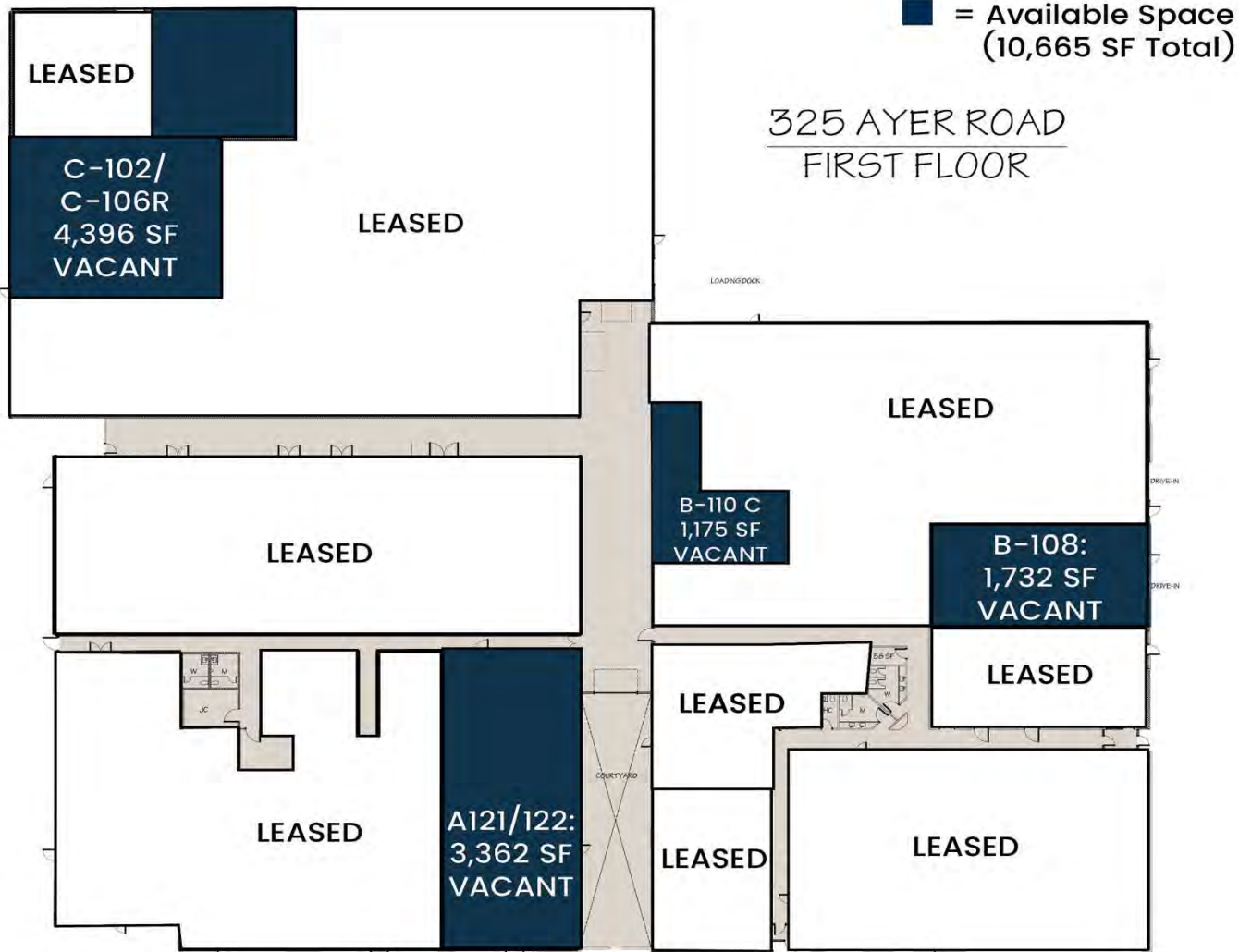
## OFFERING SUMMARY

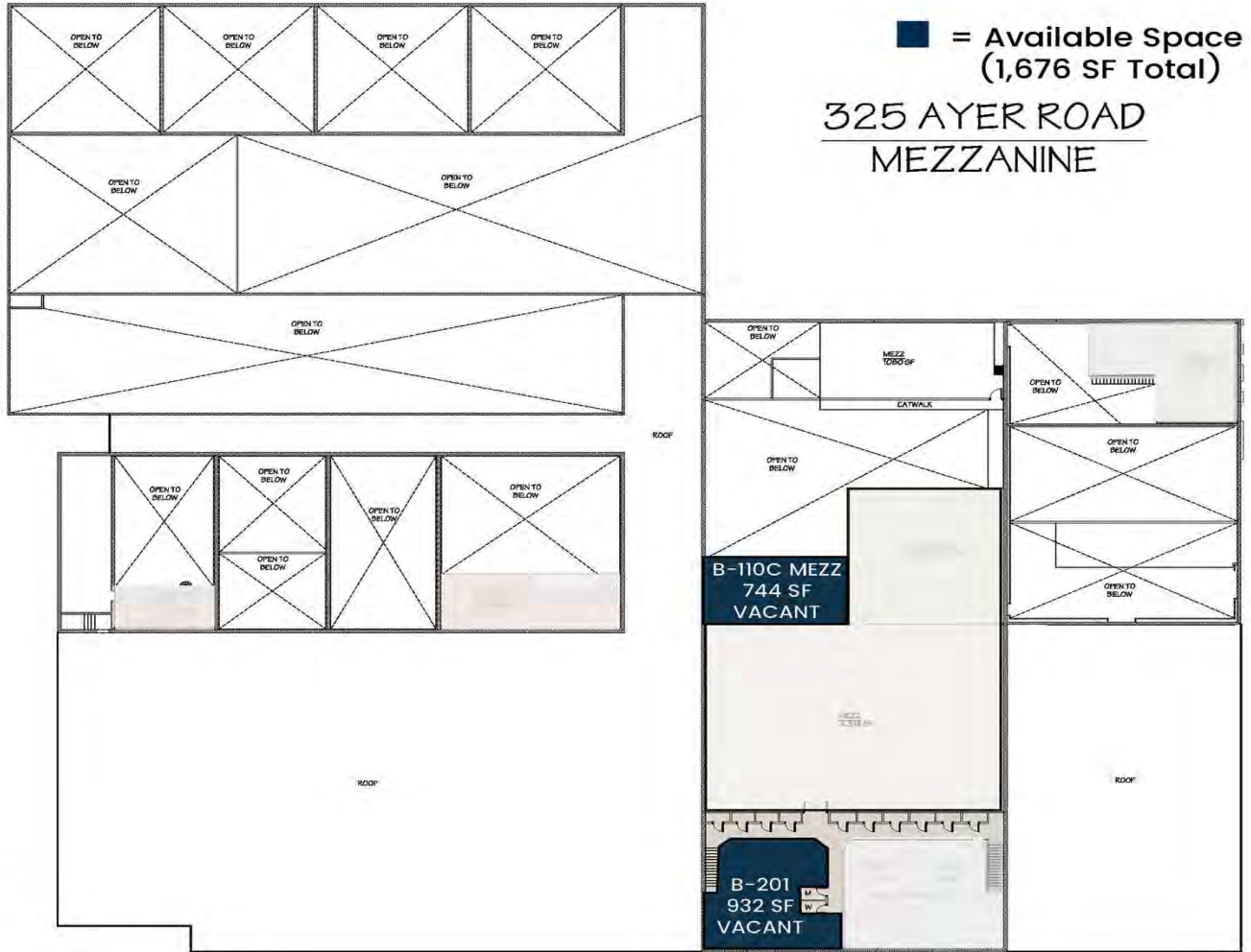
Available SF:	12,341 SF
Lot Size:	4.74 Acres
Building Size:	85,762 SF
Lease Rate:	MARKET

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,307	13,148	75,994
Total Population	13,675	35,539	197,632
Average HH Income	\$127,654	\$135,581	\$129,394

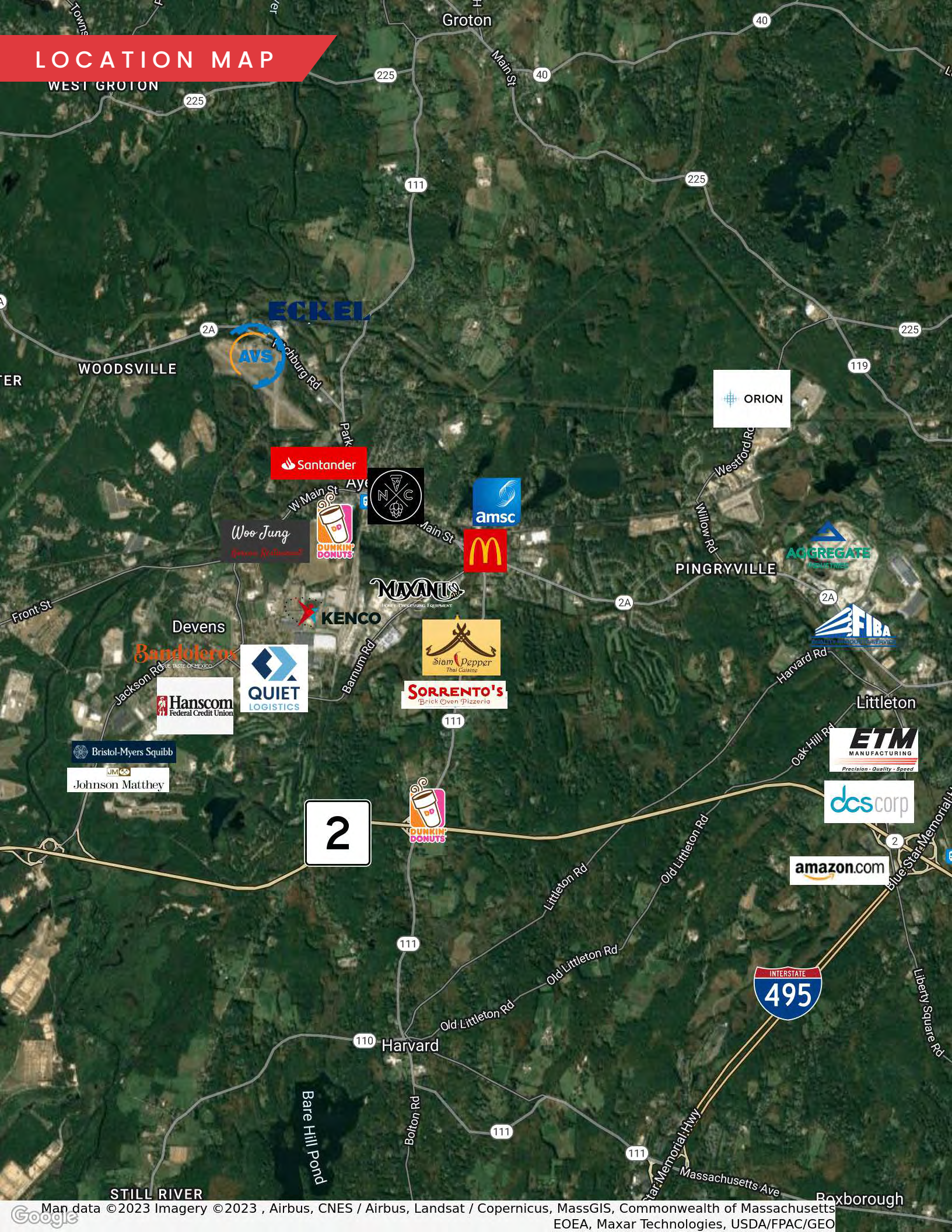


# FLOOR PLANS





# LOCATION MAP



WEST GROTON

Groton

40

225

40

225

111

225

119

225

ECKEL

AVS

WOODSVILLE

2A

Santander

ORION

amsc

Woo Jung

DUNKIN' DONUTS

McDonald's

AGGREGATE INDUSTRIES

PINGRYVILLE

FIBA

Devens

KENCO

Siam Pepper Thai Cuisine

2A

2A

Bandoleros

QUIET LOGISTICS

SORRENTO'S Brick Oven Pizzeria

Littleton

ETM MANUFACTURING

Bristol-Myers Squibb

Johnson Matthey

Hanscom Federal Credit Union

2

DUNKIN' DONUTS

dcscorp

amazon.com

111

111

2

110

Harvard

INTERSTATE 495

STILL RIVER

Bare Hill Pond

Bolton Rd

111

111

Massachusetts Ave

Boxborough

# 325 AYER ROAD

HARVARD, MA

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FOR LEASE | 85,762 SF FLEX BUILDING ON 4.74 ACRES

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