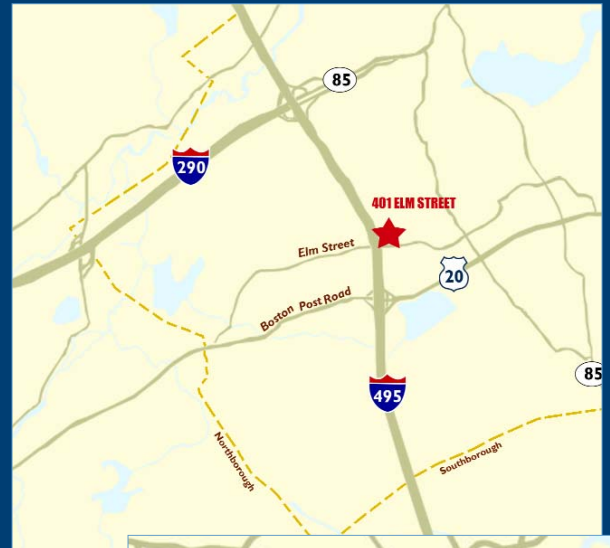


# 401 Elm Street

Marlborough, Massachusetts

**37,320 RSF  
FOR LEASE**  
(SUBDIVIDABLE TO 2,000 RSF)



Lincoln Property Company is pleased to bring to your attention the availability of superior flex space at **401 Elm Street** in Marlborough, Massachusetts. This 133,300 square foot facility sits on 37 acres directly adjacent to Route 495, providing a corporate user tremendous identity from Route 495. The adjacent land is permitted for a 200,000 square foot complex to be constructed.

For more information or to arrange a tour of the property, please contact us at 617-951-4100.



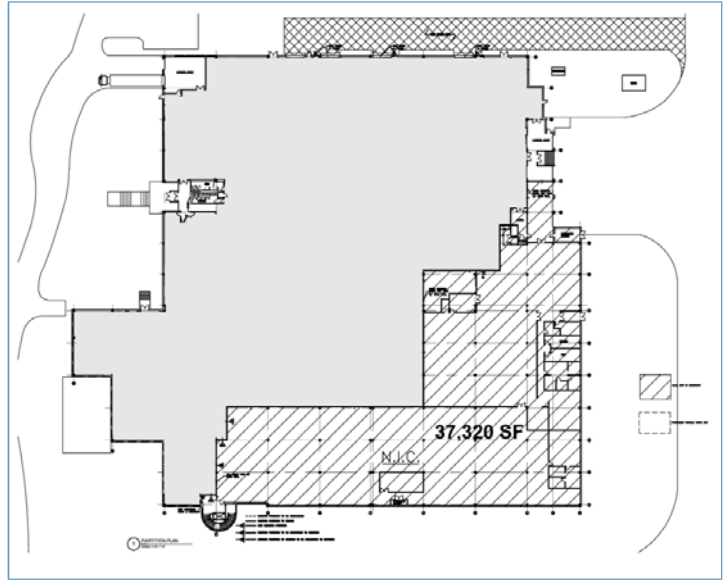
255 Franklin Street, 23rd Floor • Boston, Massachusetts 02110  
Telephone 617.951.4100 • Facsimile 617.737.3315 • [www.lpcboston.com](http://www.lpcboston.com)

# 401 Elm Street

Marlborough, Massachusetts

## BUILDING SPECIFICATIONS

Total Square Feet:	133,300 RSF
Available Square Feet:	37,320 RSF (subdividable to 2,000 RSF)
Lot Size:	36.43 Acres
Clear Height:	12'8"
Column Spacing:	30' w x 40' d
Roof:	Stone ballast roof
Loading:	6 external loading docks (2 levelers)
Power:	1300 a/277- 480 v 3p 4w
Parking:	350 spaces 2.7/1000
Lighting:	30 foot candle metal halide
Sprinkler System:	Wet pipe system
HVAC:	Fully air conditioned
Heat:	Johnson Air Rotation/Gas
Water/Sewer:	City of Marlborough



## BUILDING AMENITIES

- \* Direct highway exposure
- \* 1/4 mile from 495 ramp
- \* Buildable adjacent land
- \* Cafeteria
- \* Lockers
- \* Showers

For more information, please contact:

KEVIN P. MALLOY  
617-951-4121  
kmalloy@lpc.com

TIM LATHAM  
617-951-4104  
tlatham@lpc.com

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