

SPECULATIVE DEMO WORK COMPLETE IN SUITE A!

FOR LEASE



CBRE

**BERKELEY
PARTNERS**



**FULLY AIR-
CONDITIONED
SUITES**



**BACK-UP
GENERATOR**



**AMPLE
PARKING**

±7,203 - 17,546 SF AVAILABLE

734 FOREST STREET

MARLBOROUGH, MA



PROPERTY DESCRIPTION

FLEX/R&D | 734 FOREST STREET | MARLBOROUGH, MA

Located within Cedar Hill Business Park, 734 Forest Street is situated directly off the Interstate 495 and Simarano Drive in Marlborough, offering tenants convenient access to Route 9, Interstate 90 and Interstate 290. Being situated between Massachusetts' major highway systems, this unique, first class, ±54,884 SF flex building provides convenient access throughout Massachusetts and New England. The available ±7,203 and ±10,343 SF flex/office suites offer ample parking (±3.6/1,000 parking ratio) and provide access to four dedicated loading docks and one ramped loading dock.

BUILDING SPECIFICATIONS

- **Total Building:** ±54,884 SF
- **Available Suites:** ±17,546 SF
 - **Suite A:** ±10,343 SF
 - Warehouse: ±5,847 SF
 - Office: ±4,496 SF
 - **Suite B:** ±7,203 SF
 - Warehouse: ±4,867 SF
 - Office: ±2,336 SF
- **Date Available:**
 - **Suite A:** Vacant
 - **Suite B:** Available 12/14/26
- **Land Area:** ±8.56 Acres
- **Year Built:** 1987
- **Parking:** 200 spaces (±3.6/1,000 SF)
 - **Suite A:** 2 dedicated EV Charging Stations
 - **Suite B:** 2 dedicated EV Charging Stations
- **Loading:**
 - **Suite A:** Three (3) tailboard loading docks
 - **Suite B:** One (1) tailboard loading dock
One (1) ramped loading dock
- **Clear Height:** 16'6"
- **Column Spacing:** 40' x 40'
- **HVAC:** Heated and cooled by 19 rooftop package units, the majority of which were manufactured by Carrier and York.
- **Electrical:**
 - **Suite A:** 600 Amps, 480/277 Volt, 3-phase
 - **Suite B:** 200 Amps, 480/277 Volt, 3-phase
- **Generator:**
 - **Suite A:** 500kVA, 400kW, 480V
- **Life Safety:** Fully sprinklered; central fire alarm system (IFP 1000 fire alarm panel, radio communication to the fire department; battery backup system in case of power failure)
- **Utilities**
 - **Electricity:** National Grid
 - **Gas:** Eversource
 - **Water/Sewer:** Municipal

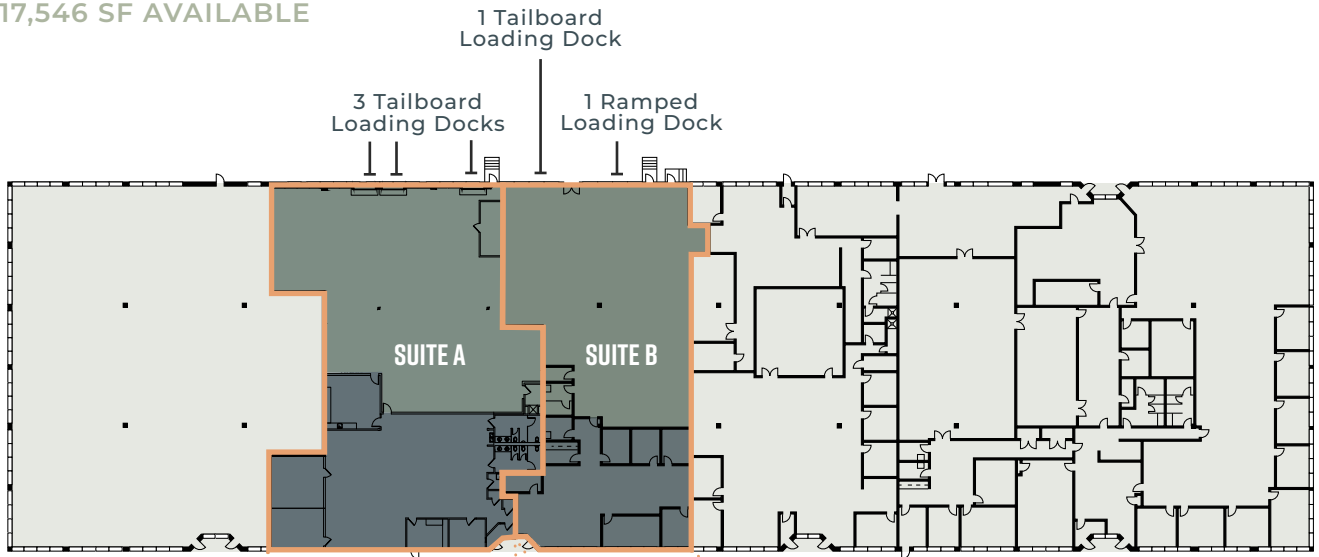
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FLOOR PLANS

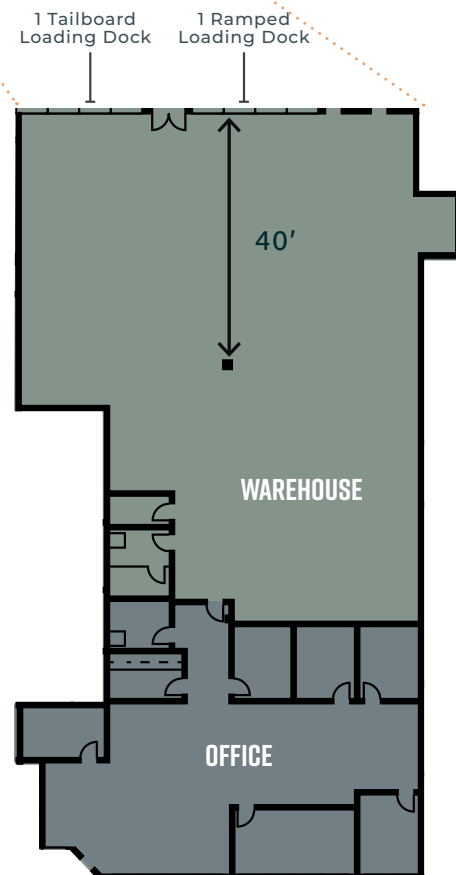
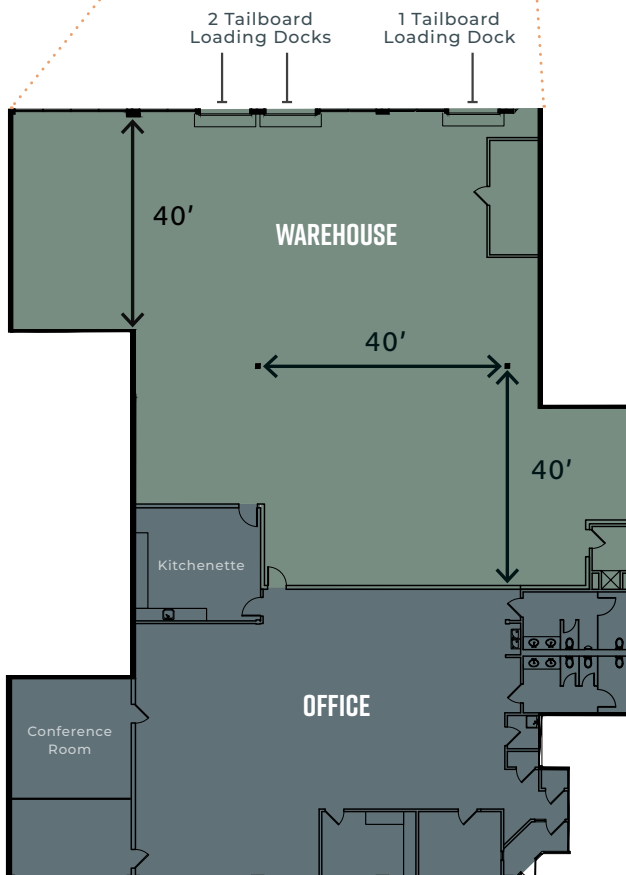
- Warehouse
- Office

±17,546 SF AVAILABLE



SUITE A | ±10,343 SF

SUITE B | ±7,203 SF



- Interstate 495: 1.4 miles
- Route 20: 1.6 miles
- Interstate 290: 3.3 miles
- Route 9: 3.6 miles
- Interstate 90 (Mass Pike): 5.2 miles
- Interstate 95: 22.6 miles
- Interstate 93: 36.2 miles
- Boston: 35.2 miles
- Logan International Airport: 37.8 miles



Contact Us

DANIELLE FRISCH
Senior Vice President
+1 781 964 0575
danielle.frisch@cbre.com

JULIANA FIORE
Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

CAROLINE MUNN
Senior Associate
+1 516 851 6261
caroline.munn@cbre.com

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