

SPECULATIVE DEMO WORK COMPLETE IN SUITE A!

FOR LEASE

CBRE

**BERKELEY
PARTNERS**



±7,203 - 17,546 SF AVAILABLE

734 FOREST STREET

MARLBOROUGH, MA



**FULLY AIR-
CONDITIONED
SUITES**



**BACK-UP
GENERATOR**



**AMPLE
PARKING**



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, $\pm 54,884$ SF flex building provides convenient access throughout Massachusetts and New England. The available $\pm 7,203$ and $\pm 10,343$ SF flex/office suites offer ample parking ($\pm 3.6/1,000$ parking ratio) and provide access to four dedicated loading docks and one ramped loading dock.

BUILDING SPECIFICATIONS

- **Total Building:** $\pm 54,884$ SF
- **Available Suites:** $\pm 17,546$ SF
 - **Suite A:** $\pm 10,343$ SF
 - Warehouse: $\pm 5,847$ SF
 - Office: $\pm 4,496$ SF
 - **Suite B:** $\pm 7,203$ SF
 - Warehouse: $\pm 4,867$ SF
 - Office: $\pm 2,336$ SF
- **Date Available:**
 - **Suite A:** Vacant
 - **Suite B:** Available 1/1/2028
- **Land Area:** ± 8.56 Acres
- **Year Built:** 1987
- **Parking:** 200 spaces ($\pm 3.6/1,000$ 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

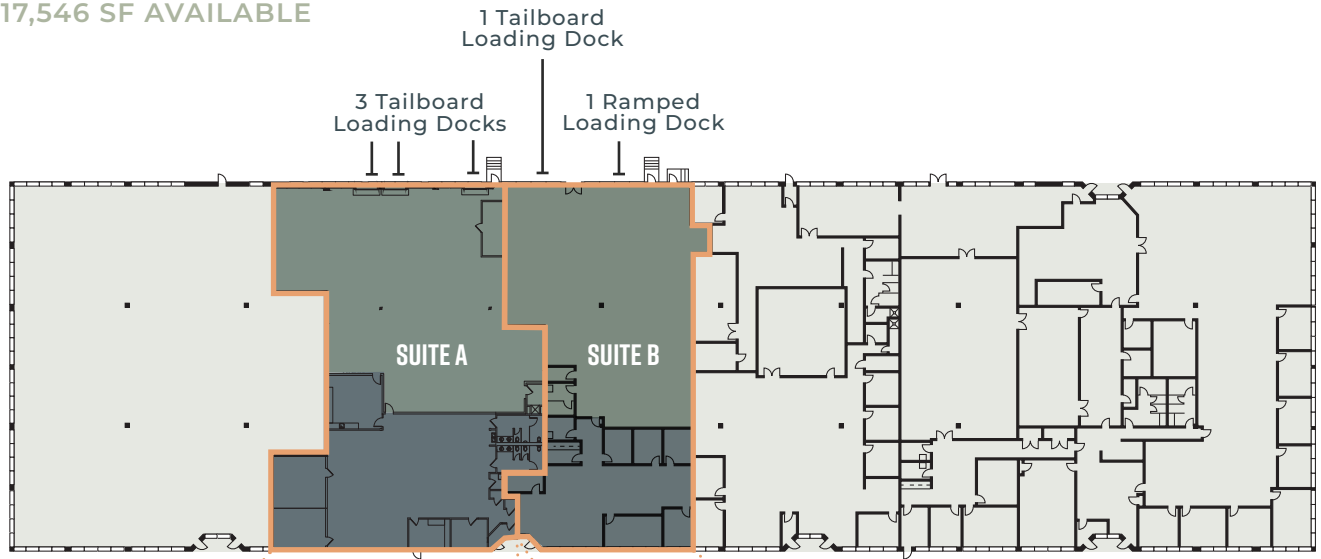
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FLOOR PLANS

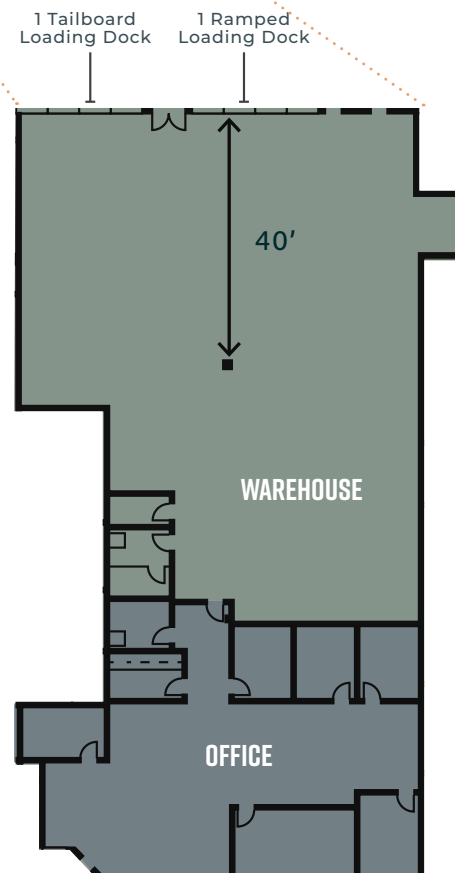
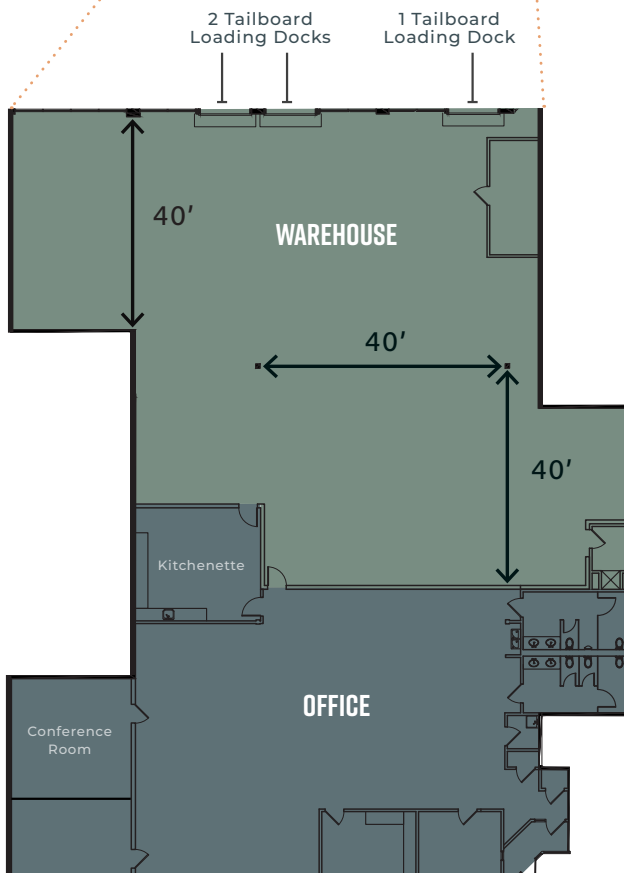
Warehouse
Office

±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



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