



AVAILABLE FOR LEASE

27,533 SF

**360 CEDAR HILL STREET**

MARLBOROUGH, MA

**CBRE**

# PROPERTY SPECS

On behalf of Stockbridge, CBRE is pleased to present this exciting opportunity to lease space at 360 Cedar Hill Street, Marlborough, MA. 360 Cedar Hill Street is located along the Marlborough/Northborough line and offers immediate access to Interstate 495, Route 20 and the Mass Pike. Many premier companies have landed in this submarket due to its superior access and central location, which allows them to draw upon the highly skilled workforce.

Corporate neighbors include FedEx, Lowes, Ken's Foods, Nordson Medical, McKesson Medical, A Duie Pyle, CeQur Corporation, Massachusetts Container Corporation, Metrie and Hologic.

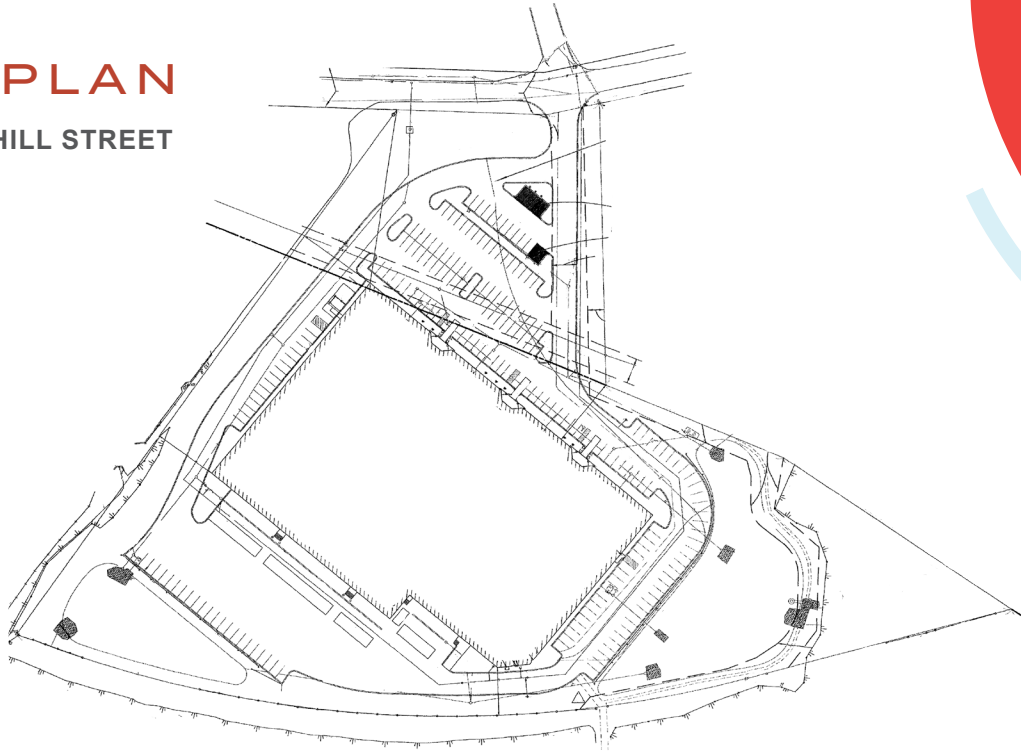
- **Building SF:** 119,819 SF
- **Available SF:** 27,533 SF
- **Year Built:** 1999
- **Clear Height:** 30'
- **Column:** 36' x 54'
- **Parking:** 1.0/1,000 SF (124 spaces)
- **Loading:** Two loading docks, one drive-in
- **Safety System:** ESFR
- **Electric:** 1,600 amps, 480/277 volts, three-phase (for the entire Building)
- **HVAC:** 13 RTUs
- **Foundation:** Reinforced concrete slab-on-grade
- **Façade:** Split-face block
- **Floors:** Five inch concrete floor with 50 pounds per square foot floor weight
- **Roof:** Fully-adhered 40 mil Firestone EPDM rubber membrane
- **Electricity:** National Grid
- **Gas:** NSTAR
- **Water:** Town of Marlborough
- **Sewer:** Town of Northborough at Westerly Treatment Facility (in Marlborough)
- **Telecom:** Verizon

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THE-ART  
DISTRIBUTION  
@ 360  
CEDAR HILL  
STREET

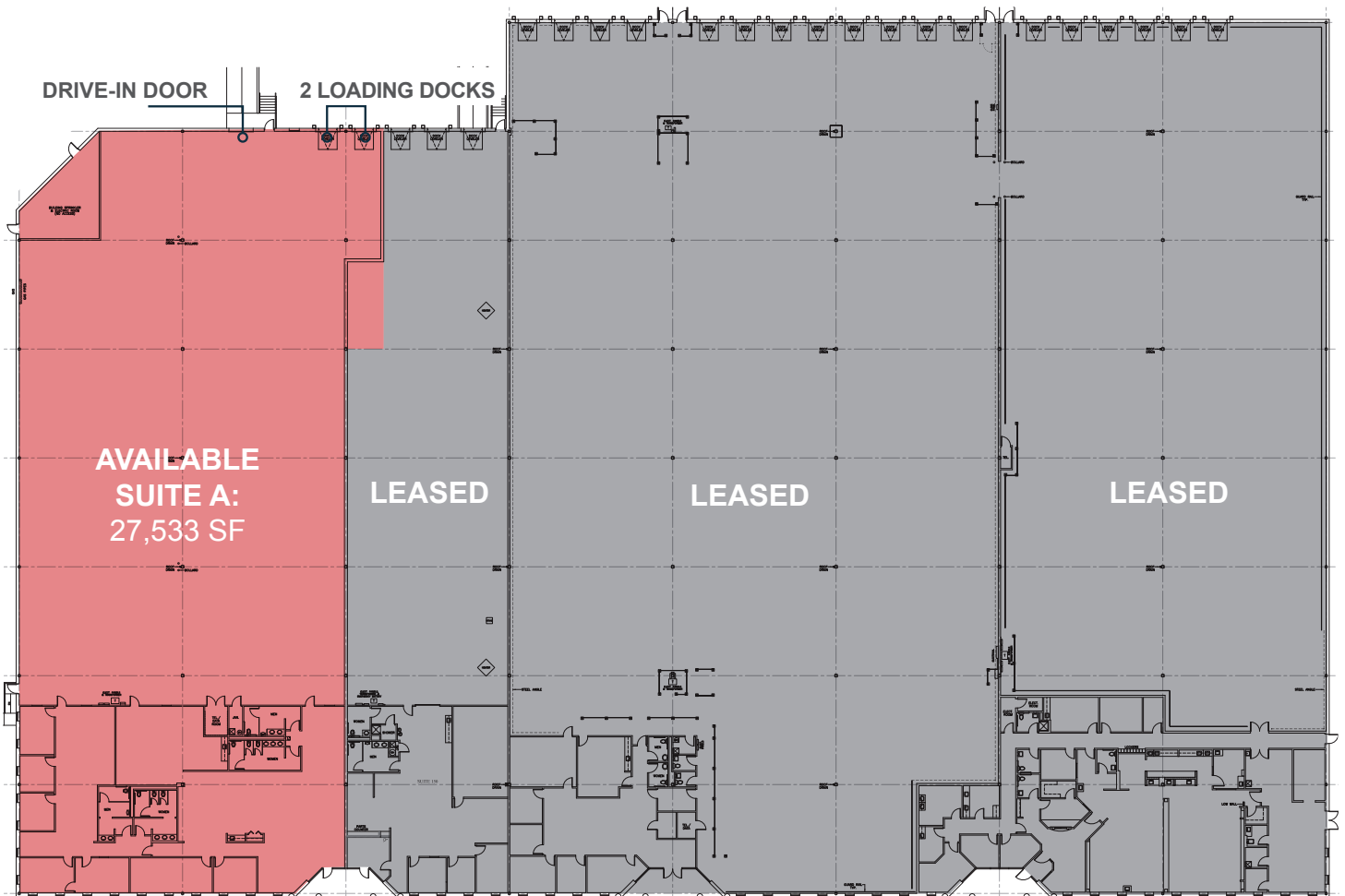


# SITE PLAN

360 CEDAR HILL STREET



# FLOOR PLAN





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