



# 325 AYER ROAD

HARVARD, MA

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

- 1,508 - 3,362 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 | 11,418 SF Available: Subdividable

## PROPERTY HIGHLIGHTS

- Subdividable: 1,508-3,362 SF Units
- 1.4 Miles to Route 2

## AVAILABLE UNITS

| AVAILABLE UNITS | SIZES    |
|-----------------|----------|
| C-101:          | 1,508 SF |
| C-102:          | 1,508 SF |
| C-106R:         | 2,888 SF |
| A-121/122:      | 3,362 SF |
| B-120:          | 2,152 SF |

## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Available SF:  | 11,418 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 |

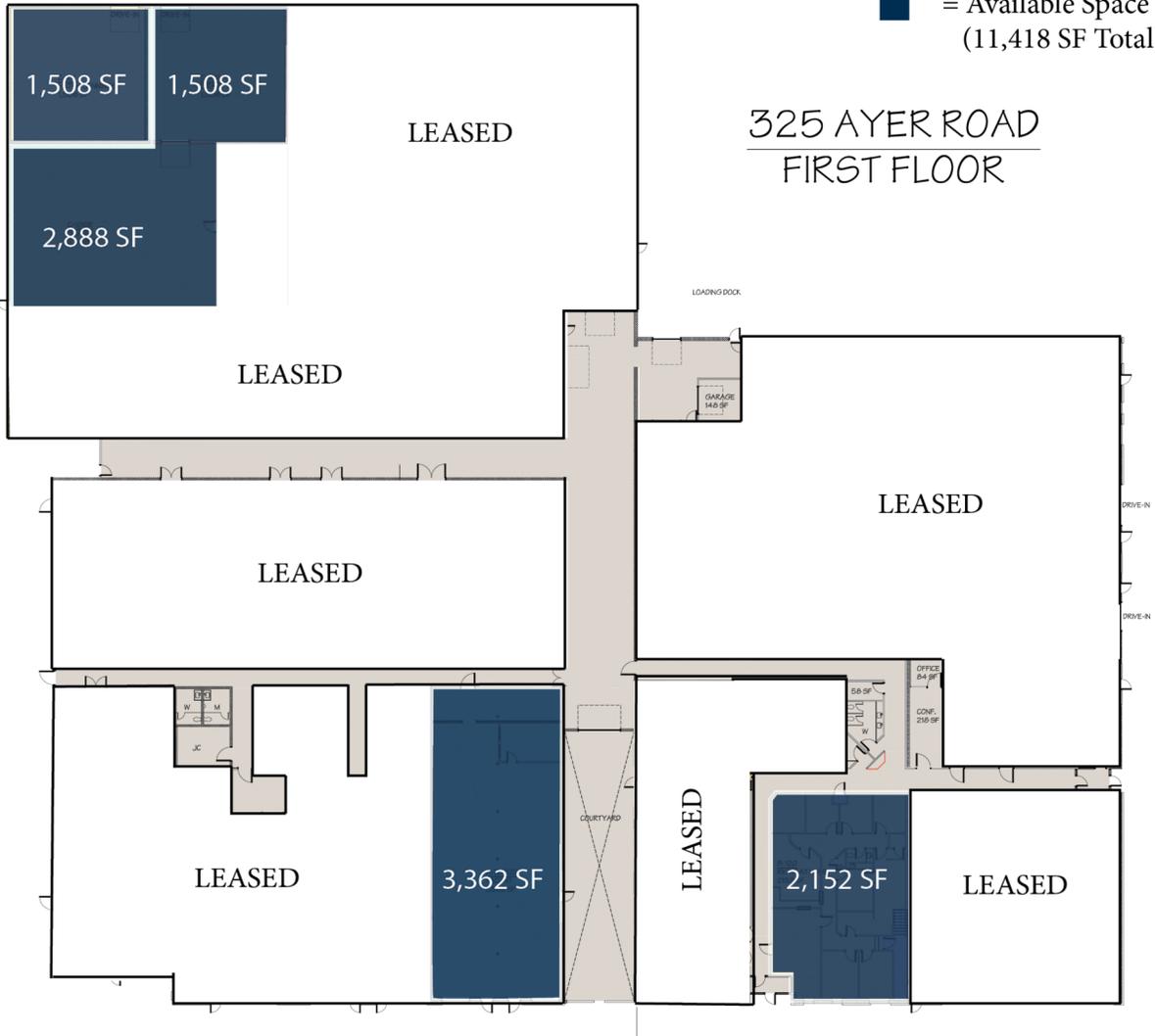
# ADDITIONAL PHOTOS



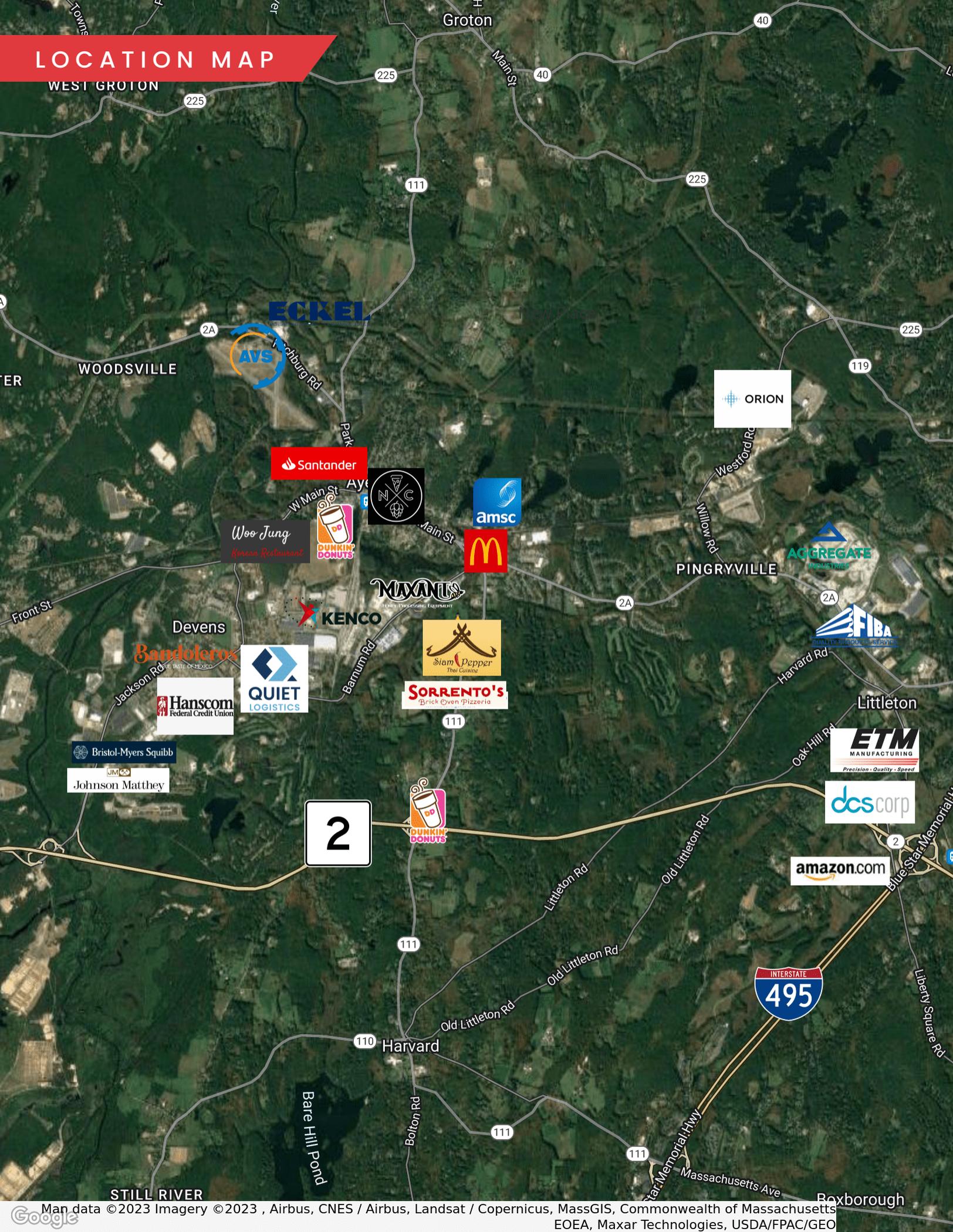
# FLOOR PLANS

■ = Available Space  
(11,418 SF Total)

## 325 AYER ROAD FIRST FLOOR



# LOCATION MAP



2

INTERSTATE  
495

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

ELLEN GARTHOFF

978.760.1263

[ellen@stubblebinecompany.com](mailto:ellen@stubblebinecompany.com)

DEVON WAGNER

978.795.7933

[devon@stubblebinecompany.com](mailto:devon@stubblebinecompany.com)

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