

FLEX/R&D/DATA CENTER

11,094 RSF FOR LEASE



34 ST MARTIN DRIVE

MARLBOROUGH, MA

Electrical Supply:	15,000 amp, 480 volt 3 phase AC service
HVAC:	Roof mounted, natural gas fired units
Fire/Life Safety:	Wet sprinkler system
Telecom:	Diverse underground entry points to building
Parking:	220 surface spaces
Clear Height:	18'
Column Spacing:	34' x 40'
Loading	38 loading docks

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LINCOLN
PROPERTY
COMPANY

IDEAL METRO-WEST LOCATION

SITUATED JUST 0.8 MILES OFF OF ROUTE 495

MINUTES TO I-90 (THE MASSACHUSETTS TURNPIKE)



CONNECTIVITY

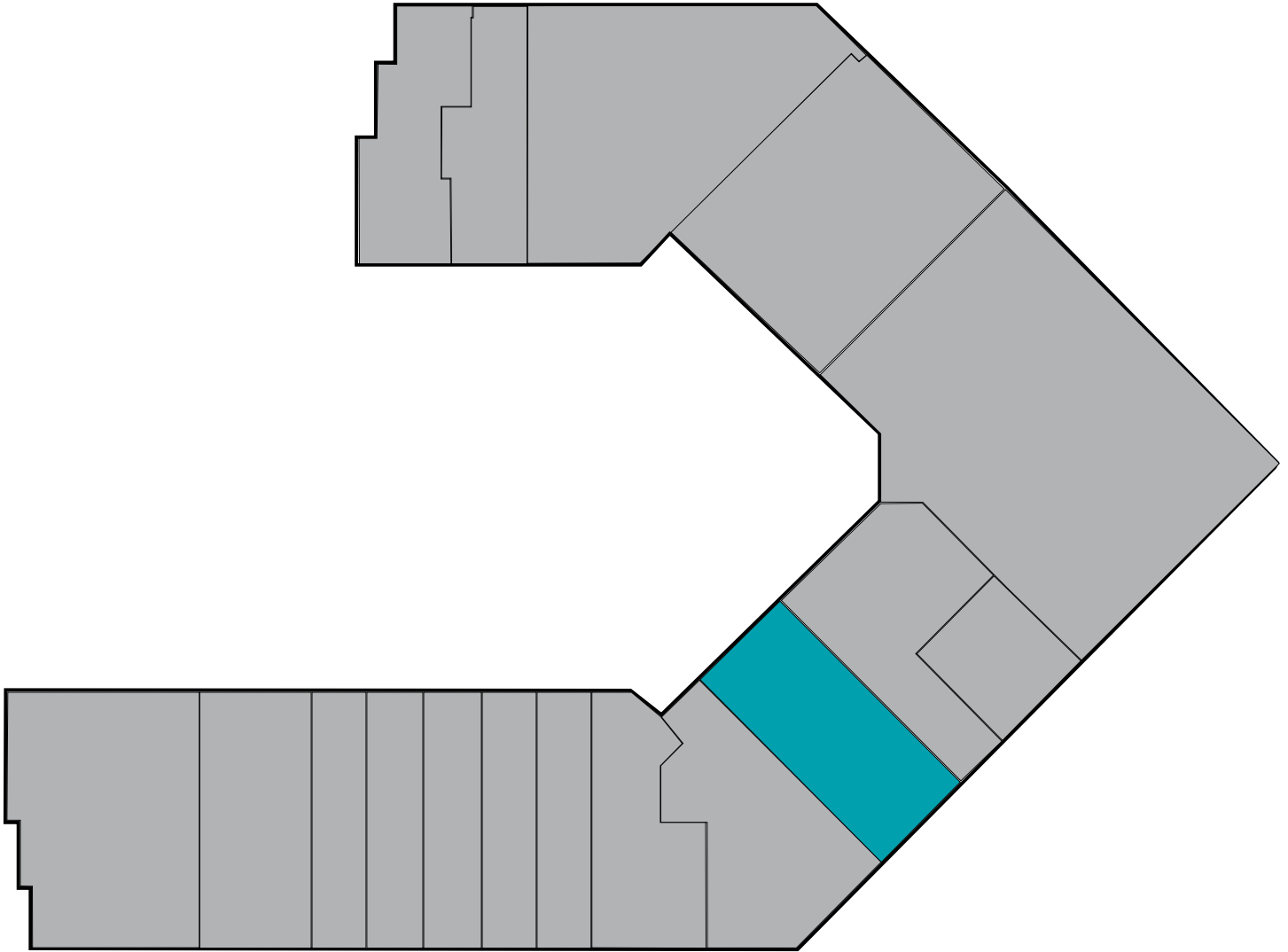
The Property is proximate to major fiber networks and utility infrastructure. With the region of Marlborough as one of the few areas in Eastern Massachusetts with access to proper power capacity fed by diverse power infrastructure, 34 St. Martin tenants include Tierpoint and Lighttower.

34 St. Martin Drive has direct connections to many networks, allowing data center tenants to have high capacity, redundant connections to the businesses and individuals utilizing the services provided.



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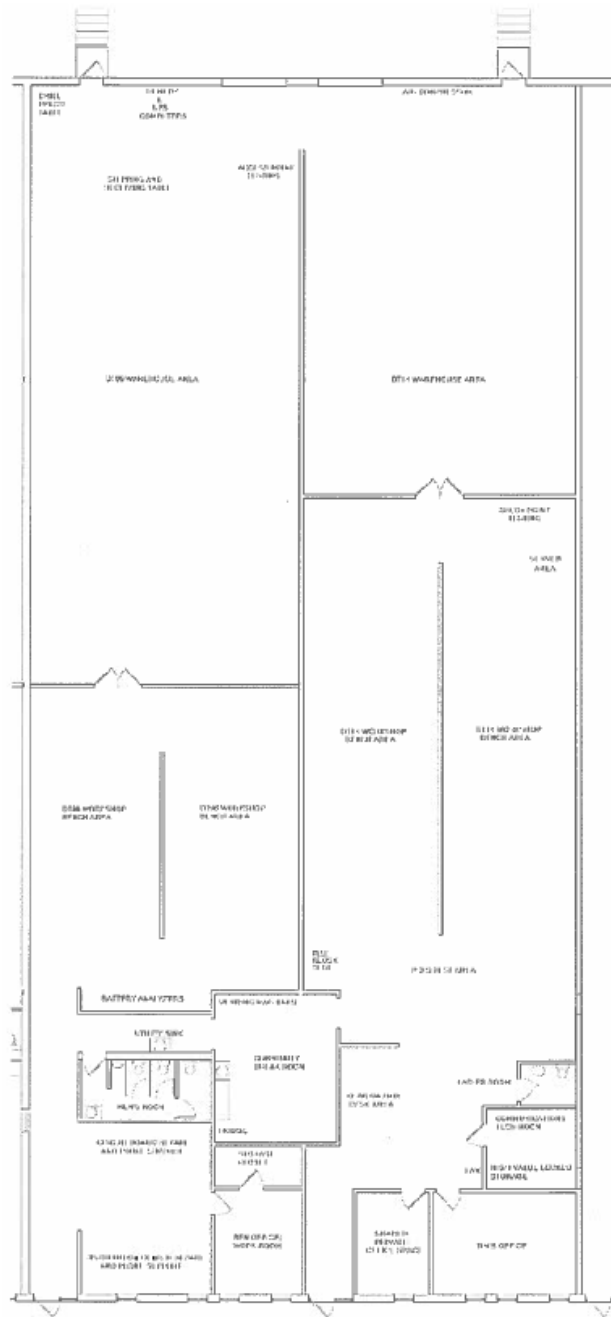
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