

171,000 RSF // 3 Building Flex/R&D/Industrial Park

# BRIGHAM CROSSING

MARLBOROUGH, MA

2,000-10,000 RSF  
Suites Available

All suites with private tail  
board loading/drive-in dock

Close Proximity to I-495,  
I-90/Mass Pike & Rt. 9

Opportunity to expand/  
contract within the park



LINCOLN  
PROPERTY  
COMPANY

**I-495**

2 miles

**Rt 9**

2 miles

**Mass Pike/I-90**

4 miles

**Worcester**

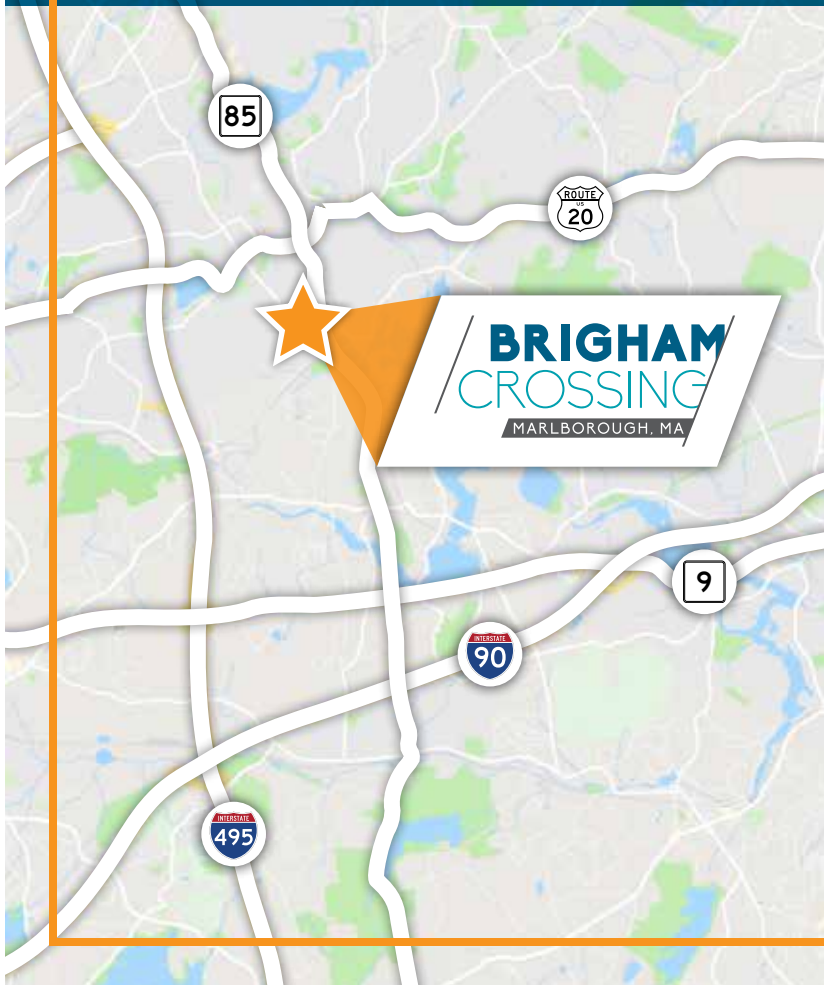
18 miles

**Route 128/I-95**

17 miles

**Boston**

25 miles



## 19 BRIGHAM STREET

<b>SIZE</b>	62,760 RSF
<b>CEILING HEIGHT</b>	16'
<b>PARKING</b>	104 Spaces
<b>LOADING</b>	12 Tailboard Docks (8'x10') – all units have private tailboard docks
<b>ELECTRICAL</b>	2000 Amps/208 Volts, 3 phase, 4 wire feed
<b>HVAC</b>	Gas FHA heat; electric rooftop A/C for front office areas
<b>WATER/SEWER</b>	City of Marlborough



## 41 BRIGHAM STREET

<b>SIZE</b>	45,622 RSF
<b>CEILING HEIGHT</b>	18'
<b>PARKING</b>	45 Spaces
<b>LOADING</b>	18 Drive-in Docks (14'x14')
<b>ELECTRICAL</b>	2000 Amps/208 Volts, 1 phase
<b>HVAC</b>	Gas FHA heat; wall mounted A/C for office areas
<b>WATER/SEWER</b>	City of Marlborough

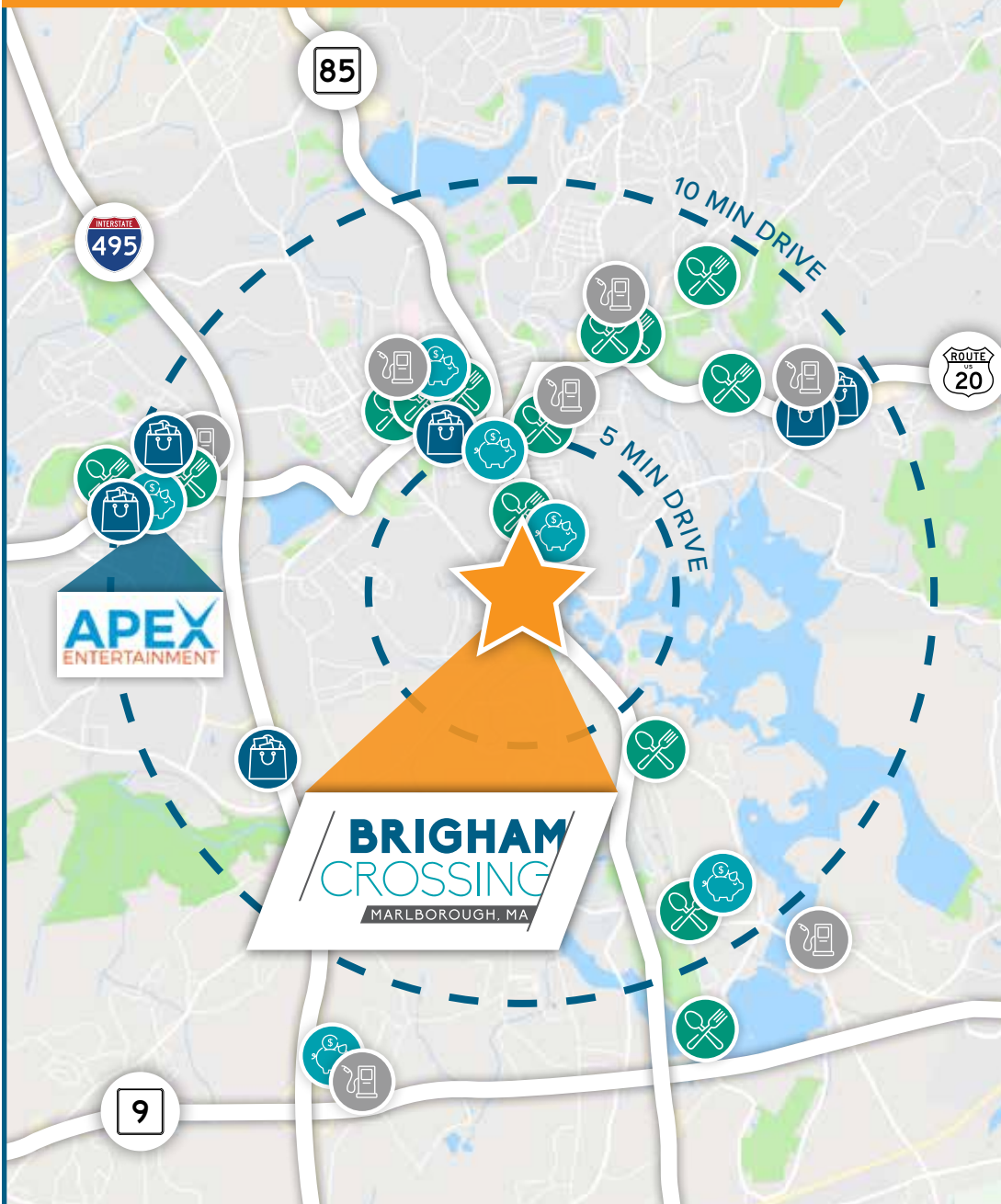


## 53 BRIGHAM STREET

<b>SIZE</b>	62,621 RSF
<b>CEILING HEIGHT</b>	18'
<b>PARKING</b>	60 Spaces
<b>LOADING</b>	Seven (7) Tailboard Docks & Two (2) Drive-in Docks (10'x16')
<b>ELECTRICAL</b>	2000 Amps/208 Volts, 3 phase
<b>HVAC</b>	Gas FHA heat; pre-packaged roof mounted A/C for office areas
<b>WATER/SEWER</b>	City of Marlborough



# AMENITY-RICH LOCATION



**LINCOLN  
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