

# 55 Maple St



Location: **Rt 495/Rt 2 West Ind Cluster  
Concord/Maynard Ind Submarket  
Middlesex County  
Marlborough, MA 01752**

Building Type: **Class C Warehouse**

Status: **Built 1961**  
Tenancy: **Multiple Tenant**

Land Area: **2.02 AC**  
Stories: **1**  
RBA: **17,117 SF**

Landlord Rep: **Greater Boston Commercial Properties, Inc.**  
Management: **-**  
Recorded Owner: **Kane Maple St Llc**

Total Avail: **10,200 SF**  
% Leased: **100%**

Ceiling Height: **-**  
Column Spacing: **-**  
Drive Ins: **-**  
Loading Docks: **-**  
Power: **-**

Crane: **-**  
Rail Line: **-**  
Cross Docks: **-**  
Const Mat: **Reinforced Concrete**  
Utilities: **-**

Expenses: **2012 Tax @ \$1.70/sf; 2012 Ops @ \$0.35/sf**  
Parcel Number: **MARL-000070-000251**  
Parking: **20 free Surface Spaces are available; Ratio of 1.17/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	10,200	10,200	Withheld	30 Days	Negotiable	Direct

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