274 CEDAR HILL STREET

Marlborough, Massachusetts

FOR SALE



DAVE KILLEN
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LandVest | COMMERCIAL

THE PROPERTY



274 CEDAR HILL STREET

Strategically located to serve Greater Boston and the New England distribution network.

LandVest Commercial is pleased to offer for sale this warehouse/distribution property, strategically located minutes from Rt 495 in the Cedar Hill Business Park. 100% leased to a global Fine Art auctioneer, the property consists of 5.14 acres improved by a 69,646 SF building with high bay warehouse space, open floor plan office/flex space, 7 loading docks for distribution and shipping, and ample surface parking with approximately 130 spaces. The building has been conscientiously maintained.

Located in Marlborough, Massachusetts, the property offers exceptional access to Greater Boston, Central Massachusetts, and the broader New England marketplace. Its proximity to I-495, I-290, and the Massachusetts Turnpike (I-90) provides efficient regional connectivity.

Offering Summary

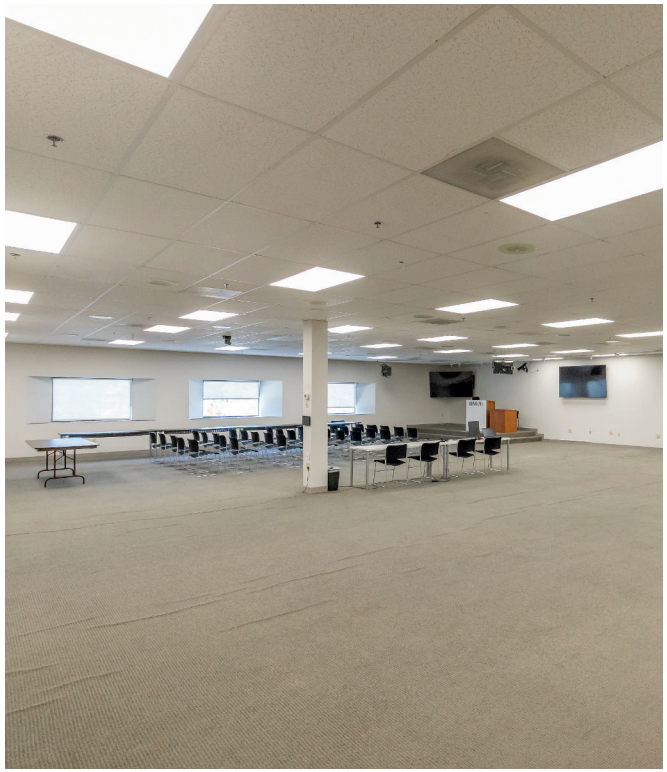
Sale Price	Number of Units	Lot Size	Building Size
$10,750,000	1	5.14± Acres	69,646 sq.ft.

PROPERTY HIGHLIGHTS



- 69,646 GLA
- 5.14 acres
- 100% leased
- New roof 2023
- 130 parking spots
- 7 loading docks
- 800 amp electrical service
- City water, sewer, and gas
- Zoned industrial

Price per square foot:	Tenant:	NOI:	Cap Rate:
$155	100% Occupancy | Single Tenancy	Available by NDA	Contact Broker

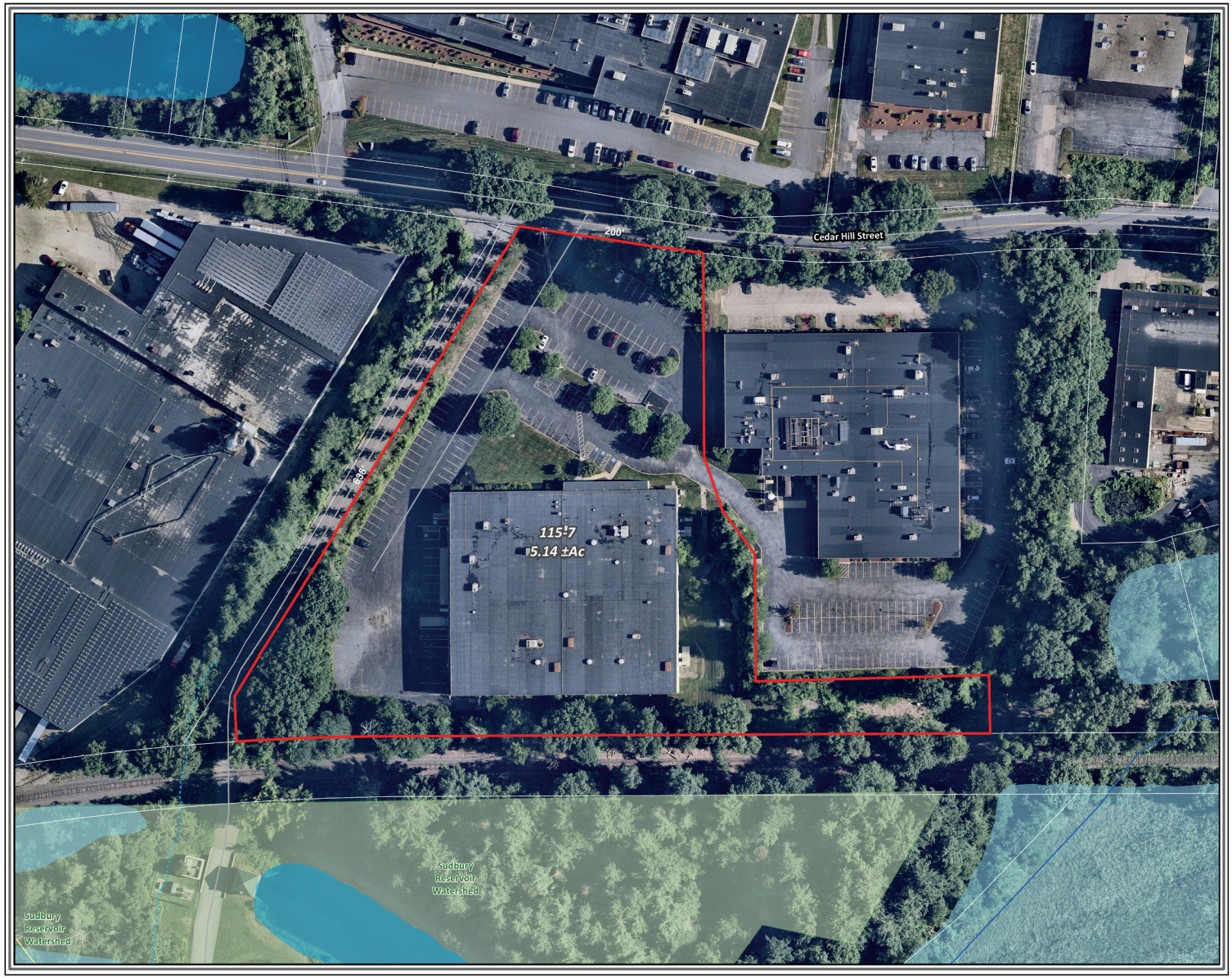












Path: \\vazgis-bos\RECG-GIS\saaGISOrg\Projects\Assigned\MA6024 274 Cedar Hill Street, Marlborough, MA\MA6024 ortho.aprx

274 Cedar Hill Street

Marlborough, MA

Base Plan Orthophotograph

Legend

- Subject Property - 5.14 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: 2026 Imagery from Nearmap Imagery map service.

Project Number: MA6024

Date: 10/22/26

N W E S

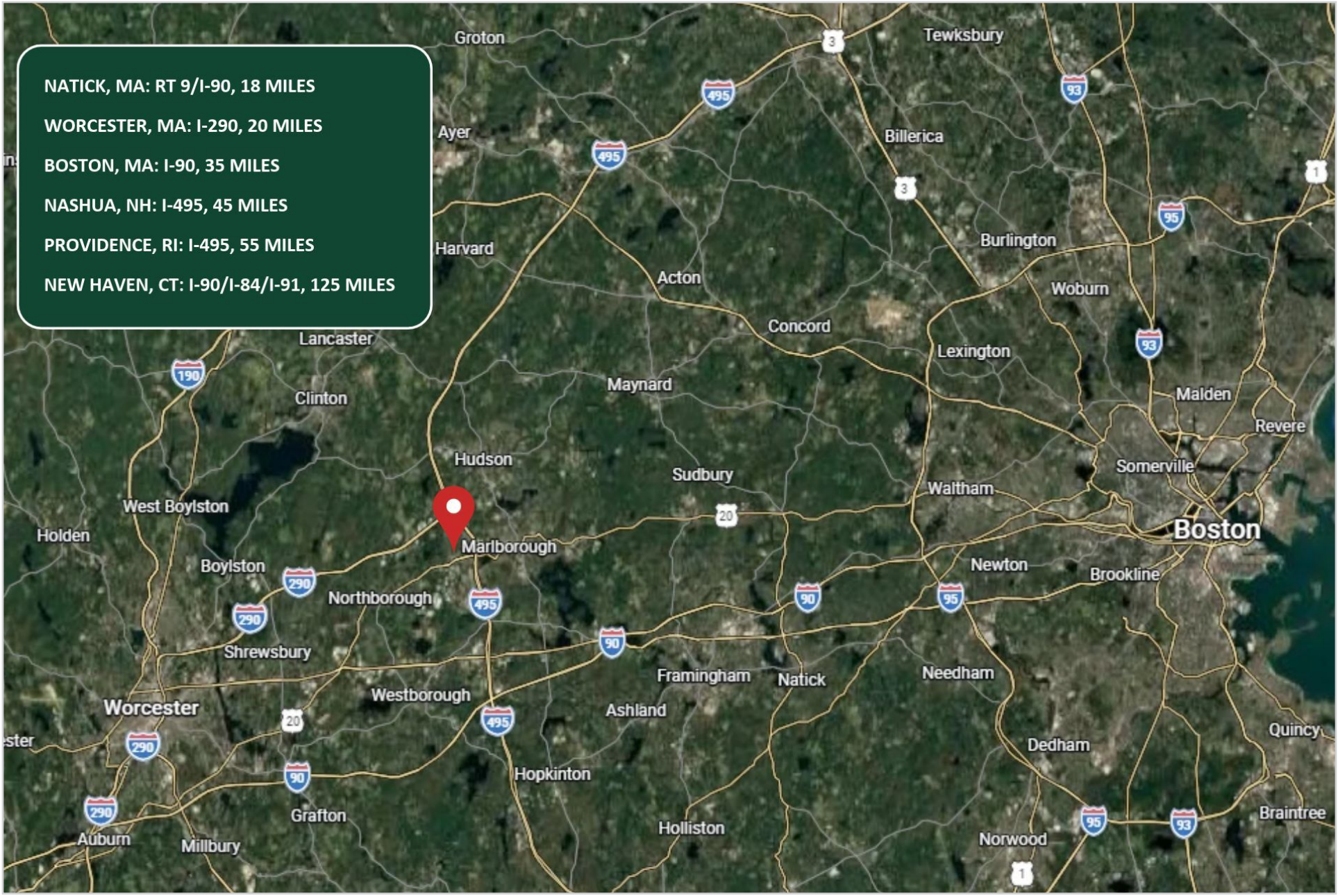
0 50 100 200 Feet

Scale: 1" = 100 "

This plan is conceptual only and is not represented as an engineered plan.

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PROFESSIONAL BACKGROUND

Dave Killen is a broker with over 25 years of experience in real estate sales, leasing, and development, construction management, and business negotiations in national and international markets. Dave enjoys operating in a team environment, and combines a disciplined approach with creative strategic thinking wherever necessary to get the best results possible for his clients.

Working his way through the Historic Districts of Nantucket, MA and Charleston, SC, to Belize, CA, Sonoma, CA, and to Boston, MA, Dave's closed deals range from 5000 SF to 97 acres. A proven communicator, Dave graduated from Milton Academy in '93 and Connecticut College in '97. A fifth generation native of Nantucket, MA, Dave is an experienced mariner and student of humanity who can be found during the warmer months sailing or fishing with his son.

EDUCATION

Milton Academy 1993
Connecticut College 1997
USCGA 1995-1996
USCG Master 50 Ton w Aux Sail/Commercial Towing Endorsements
MA Real Estate Broker

MEMBERSHIPS

USA 500 Back Bay Club
Co-Facilitator Commercial Real Estate Round Table
ICSC (International Council of Shopping Centers)
Courageous Sailing Center, Charlestown, MA
Nantucket Yacht Club, Nantucket, MA



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