

FOR LEASE: OFFICE/FLEX USE BUILDING 81 MAPLE STREET aka 8 BRIDGE STREET MARLBOROUGH, MA



Freestanding 1,680 s.f. office with warehouse and drive-in bay.

81 Maple St., aka 8 Bridge St., is perfect for a small office company, trades / contractor, medical, beauty salon etc. See attached zoning.

Uses such as daycare or food are not allowed.

Currently there is an open office or showroom, 1/2 bath, office, kitchenette, storage room and drive-in bay with a double wide overhead door.

The corner lot offers tandem car parking of about 12 - 16 spaces as well as on-street parking.

Building Area: 1,680 s.f. **Type:** Retail

Parking: + 8 off street and street parking

Year Built: 1963

Zoning: Business (attached zoning info.)

HVAC: Natural Gas by Forced Air

Exterior: Wood shingles

NNN: Real estate taxes & Insurance

Asking - \$3,200/m NNN ~ Call LAUDY SOIFER for details

855 Worcester Road, Framingham, MA 01701 (508) 370-0003 – office (508) 267-7271 – cell

<u>laudy@metrowestcre.com</u> <u>www.metrowestcre.com</u>

The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MetroWest Commercial RE represents the Lessor. MetroWest Commercial RE does not co-broke with Principals nor recognize brokers after first showing. 7-24-2025

81 MAPLE STREET, MARLBOROUGH, MA







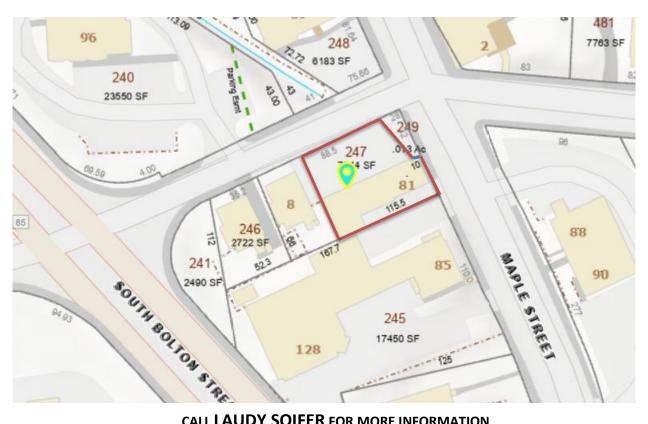






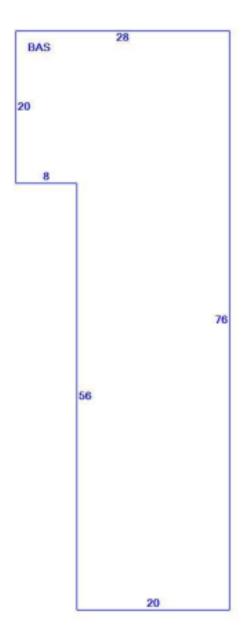
81 MAPLE STREET, MARLBOROUGH, MA





CALL LAUDY SOIFER FOR MORE INFORMATION

81 MAPLE STREET, MARLBOROUGH, MA



ZONED – BUSINESSS

TABLE OF USES



						Zonii	ng Distr	ict Abbi	reviation	ns				
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	В	CA	LI	I	MV	Wayside
Residential Use					112		11011	1,12		0.1				· · · · · · · · · · · · · · · · · · ·
Single-family	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
Single-family, attached (1)*	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	N
Conversion of detached one- family to a two-family (2)	SP	SP	SP	SP	Y	Y	N	Y	N	N	N	N	N	N
Two-family homes	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	N
Conversion of a two-family dwelling to a three (3)	N	N	N	N	SP	SP	N	SP	SP	N	N	N	N	N
Multifamily dwelling (4)(42)	N	N	N	N	SP	SP	N	SP	SP	N	N	N	SP	SP
Comprehensive developments (§ 650-27)	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y	N	Y

						Zonii	ng Distri	ict Abb	reviatio	ns				
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	В	CA	LI	I	MV	Wayside
Residential Use														
Boarding and lodging homes	N	N	N	N	N	SP	N	N	SP	N	N	N	N	N
Tourist home\bed-and-breakfast	Y	N	N	N	N	Y	N	Y	N	N	N	N	SP	N
Open space development (§ 650-28)	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	N
Trailer mobile homes (5)	SP	SP	SP	SP	SP	SP	SP	N	SP	SP	SP	SP	N	N
Retirement Community Overlay (§ 650-22)	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N
Residential accessory uses (6)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Customary home occupations (7)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Yard sales, charitable sales bazaars (8)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Two residential structures on a lot less than 80,000 square feet (9)	N	N	N	N	SP	SP	N	N	N	N	N	N	N	N
Artist studio/live/work gallery space	N	N	N	N	N	N	N	Y	N	N	N	N	Y	Y
Recording studio/live/work space	N	N	N	N	N	N	N	Y	N	N	N	N	Y	Y
Assisted living facilities (44)	N	N	SP	N	N	N	N	N	N	N	N	N	N	N

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						Zoi	ning Dis	trict Ab	breviati	ions				
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	В	CA	LI	I	MV	Wayside
Business Use														
Convert buildings to office, bank, insurance use (18)	N	N	N	N	N	SP	N	Y	N	N	N	N	Y	Y
Commercial kennels and animal hospitals	SP	N	N	N	N	N	N	N	N	N	N	N	N	N
Veterinary hospital	N	N	N	N	N	N	N	SP	N	Y	N	N	SP	N
Commercial kennels	SP	N	N	N	N	N	N	N	Y	Y	N	N	N	N
Riding academy	SP	N	N	N	N	N	N	N	SP	SP	N	N	N	N
Retail sales and services <75,000 square feet gross floor area (19) (43)	N	N	N	N	N	N	N	Y	Y	Y	SP	SP	Y	Y
Retail sales and services >75,000 square feet gross floor area (19) (43)	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP
Offices, banks, insurance and financial institutions	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
Schools, for business, trade, music, dance, and television\or radio broadcasting studios (but not including towers)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y
Commercial radio and television towers and wireless communications facilities (20)	SP	SP	SP	SP	SP	SP	N	SP	SP	SP	SP	SP	SP	SP
Hotels (41)	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	Y	N
Hotels < 100 rooms														SP
Hotels with conference facilities and commercial uses (21)	N	N	N	N	N	N	N	N	SP	SP	SP	SP	Y	N

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Business Use														
Residential conference and training center with food and recreation services (22)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
Recreation center (23)	N	N	N	N	N	N	N	Y	N	N	SP	SP	N	SP
Private clubs, nonprofit	N	N	N	N	N	Y	N	N	SP	SP	N	N	Y	N
Clubs (24)	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N
Self-service laundry	N	N	N	N	N	N	N	Y	Y	Y	N	N	SP	SP
Medical office/clinic	SP	SP	SP	SP	SP	Y	Y	Y	Y	N	N	N	Y	Y
Dental clinics	SP	SP	SP	SP	SP	Y	Y	Y	Y	N	N	N	Y	Y
Consumer service establishments	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y
Salesroom	N	N	N	N	N	N	N	SP	N	Y	N	N	N	Y
Wholesale office or showroom	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Wholesale sale and warehousing	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Commercial greenhouse	N	N	N	N	N	N	N	SP	Y	Y	Y	Y	N	N
Motels	N	N	N	N	N	N	N	N	SP	SP	SP	SP	N	N
Mixed-use development (42)	N	N	N	N	N	N	N	SP	SP	N	N	N	Y	SP
Brew pubs	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
Copy shops, newspaper offices	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	Y
Place of repair for cars, boats, trucks and farm equipment (25)	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Places of assembly	N	N	N	N	N	N	N	SP	SP	SP	N	N	SP	N
Outdoor recreation uses	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	N
Outdoor storage (26)	N	N	N	N	N	N	N	N	Y	Y	SP	SP	N	N
Car parking lots, garages (27)	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N

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Business Use														
Gasoline filling stations (28)	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N
Auto service facilities for minor repairs, changing tires and lubrication (28)	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N
Auto sales and service (25)	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Car wash (28)	N	N	N	N	N	N	N	N	SP	SP	N	N	N	N
Open air markets (29)	N	N	N	N	N	N	N	N	SP	SP	N	N	Y	N
Shopping malls	N	N	N	N	N	N	N	N	N	N	SP	SP	N	SP
Soil removal (30)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Accessory uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Funeral homes, parlors and mortuaries	N	N	N	N	N	Y	N	Y	N	Y	N	N	N	N
Public, private or commercial recreation establishments, recreation grounds or places of amusement	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	N
Restaurant, cafe	N	N	N	N	N	N	N	Y	Y	Y	SP	SP	Y	Y
Restaurant with drive-in or drive-thru facilities (31)	N	N	N	N	N	N	N	SP	SP	SP	N	N	N	SP
Restaurants serving food outdoors (31)	N	N	N	N	N	N	N	Y	Y	Y	SP	SP	Y	Y
Restaurants for employee use	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y
Drive-thru facilities	N	N	N	N	N	N	N	N	SP	SP	N	N	N	SP
Adult bookstore (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N
Adult video store (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N
Adult paraphernalia store (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N

						Zoı	ning Dis	trict Ab	breviati	ions				
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Business Use														
Adult movie theatre (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N
Adult live entertainment establishment (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N
Tattoo and body piercing parlors and shops (32)	N	N	N	N	N	N	N	N	N	N	N	SP	N	N
Narcotic detoxification and/or maintenance facility	N	N	N	N	N	N		N	N	SP	SP	SP	N	N
Medical marijuana treatment center (45)	N	N	N	N	N	N		N	SP	N	SP	N	N	SP
Adult use marijuana retail; marijuana accessories retail (46)	N	N	N	N	N	N			SP	N	SP	N	N	SP
Medical and/or adult use marijuana cultivator, independent testing laboratory, product manufacturer or transporter (47)	N	N	N	N	N	N			N	N	SP	SP	N	N
Winery, brewery, or distillery with tasting room	N	N	N	N	N	N	N		Y	Y	Y	Y	Y	Y
Contractor's yard (48)	N	N	N	N	N	N	N	N	N	SP	SP	N	N	N
Landscape contractor's yard (48)	N	N	N	N	N	N	N	N	N	SP	SP	N	N	N



		Zoning District Abbreviations												
						Zoni	ng Distr	ict Abb	reviatio	ns				
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	В	CA	LI	I	MV	Wayside
Agriculture, Public and Institution	nal Use													
Agriculture, horticulture or floriculture >5 acres (10)	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	N
Forest, woodlots, portable, woodworking mills (11)	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Livestock farms > 10 acres (12)	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Farms and poultry farms (13)	Y	SP	SP	SP	N	N	Y	N	N	N	N	N	N	N
Cemeteries	SP	SP	SP	SP	N	N	N	N	N	N	N	N	N	N
Hospitals and sanitarium	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	N
Correctional institutions	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Golf courses, country clubs and beaches (14)	Y	SP	SP	SP	N	N	N	N	N	N	N	N	N	N
Charitable and philanthropic buildings	SP	SP	SP	SP	SP	SP	N	SP	N	N	N	N	SP	N
Churches and religious buildings (15)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public recreation and conservation	Y	SP	SP	SP	N	N	N	Y	N	N	N	N	N	N
Day camps	SP	SP	SP	SP	N	N	N	N	SP	SP	N	N	N	N
Public, private and religious schools, museums, libraries, parks, recreation facilities, buildings and playgrounds	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Child-care centers (16)	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Public utilities, not including storage yards or repair shops	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Public buildings (17)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

		RR	A-1	A-2	A-3	RB	RC	RCR	NB	В	CA	LI	I	MV	Wayside
Agriculture, Public and Institut	ional Us	se													
Water towers, reservoirs		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Floodplain and Wetland Protection District (§ 650-23)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Water Supply Protection District (§ 650-24)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Convalescent and nursing homes		SP	SP	SP	SP	SP	Y	N	N	N	N	N	N	N	N
Chicken hens, personal use (6 or fewer) (49)		Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
Chicken hens, personal use (between 7 and 12) (49)		Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N



									<u> </u>					
						Zoning	District .	Abbrev	viations	•				
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	В	CA	LI	I	MV	Wayside
Industrial Uses		•												
Airports and heliports	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
Newspaper printing and publishing, job printing	N	N	N	N	N	N	N	N	N	Y	Y	Y	SP	N
Manufacturing where the majority of items are sold on premises to the consumer	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Transportation terminal and freight depots	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N
Food processing plants	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Research, experimental labs (33)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
Bakery (nonretail)	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Light non-nuisance manufacturing	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
Light manufacturing, using portable electric machinery (34)	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
Light manufacturing incidental to research	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
Associated/accessory research uses (35)	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N
Manufacturing and/or warehousing (36)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
Manufacturing or warehouse (37)	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Retail sales accessory to manufacturing (38)	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Recreation center, indoor and outdoor	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP

			N											
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Industrial Uses														
Power laundries	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Dry cleaning	N	N	N	N	N	N	N	N	Y	N	N	Y	N	SP
Dye works	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Packaging or bottling plants	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Electric power substation for changing bulk power to distribution voltage	N	N	N	N	N	N	N	N	N	N	SP	SP	N	N
Accessory uses and service buildings (39)	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N
Large tract development (40)	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Data storage/	N	N	N	N	N	N	N	N	N	N	Y	Y		N
telecommunications facilities														
Self-service storage facility	N	N	N	N	N	N	N		SP	SP	N	N	N	N
Coffee roastery	N	N	N	N	N	N	N		SP	N	SP	SP	SP	SP

https://ecode360.com/9217014#9217030 Marlborough Zoning Bylaws from 2023-06-26. Prospective lessees are encouraged to conduct their due diligence and verify the intended business use with the Town of Marlborough.

Call LAUDY SOIFER for details

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