

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

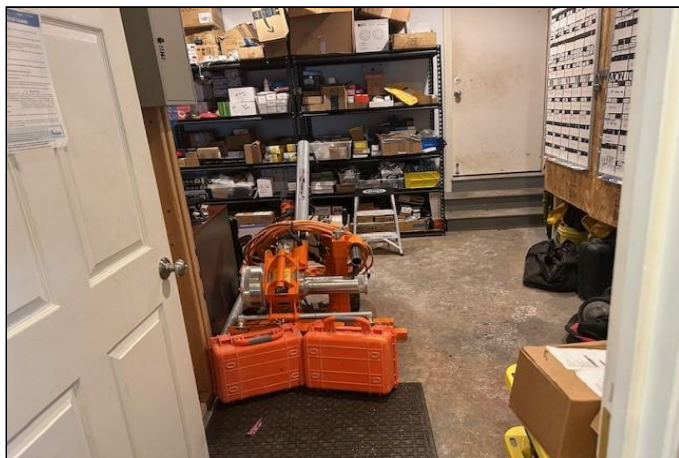
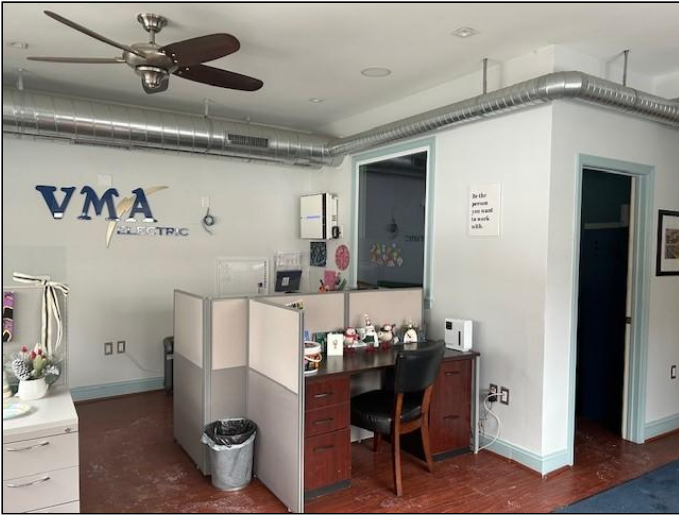
Asking - \$3,200/m NNN ~ Call LAUDY SOIFER for details

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

laudy@metrowestcre.com **www.metrowestcre.com**

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



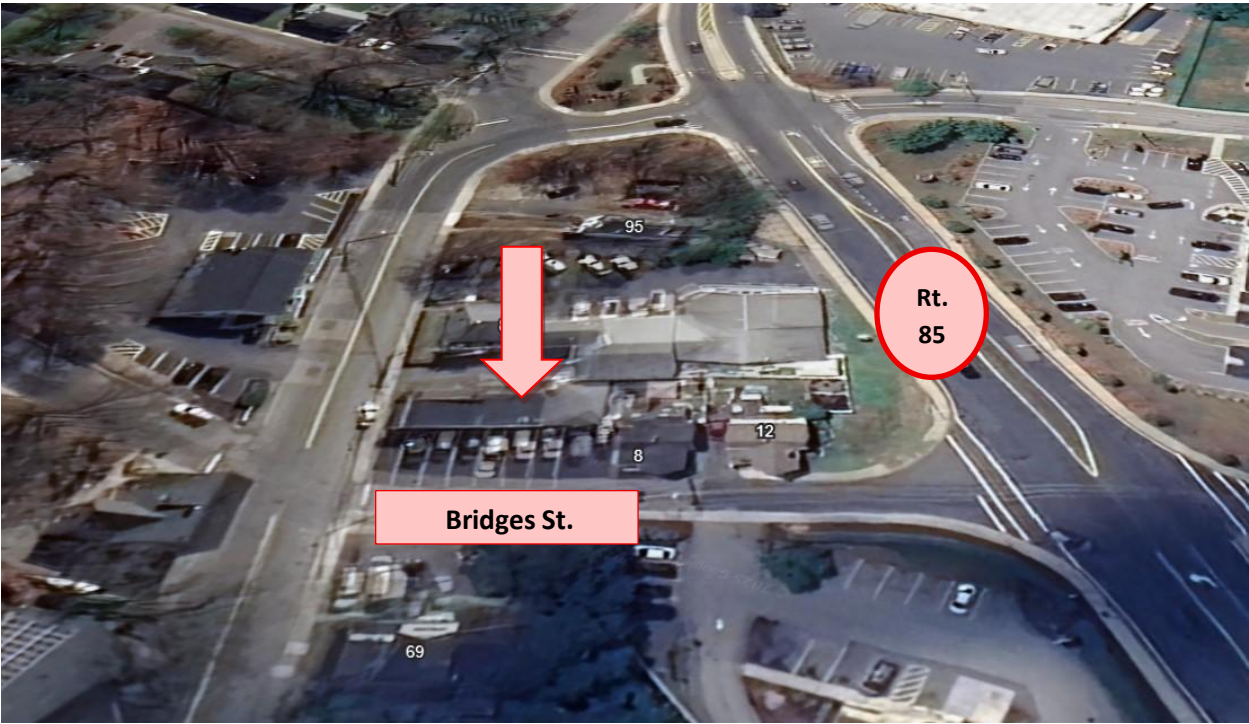
CALL LAUDY SOIFER FOR MORE INFORMATION

(508) 370-0003 – office

(508) 667-7271 – cell

laudy@metrowestcre.com ~ www.metrowestcre.com

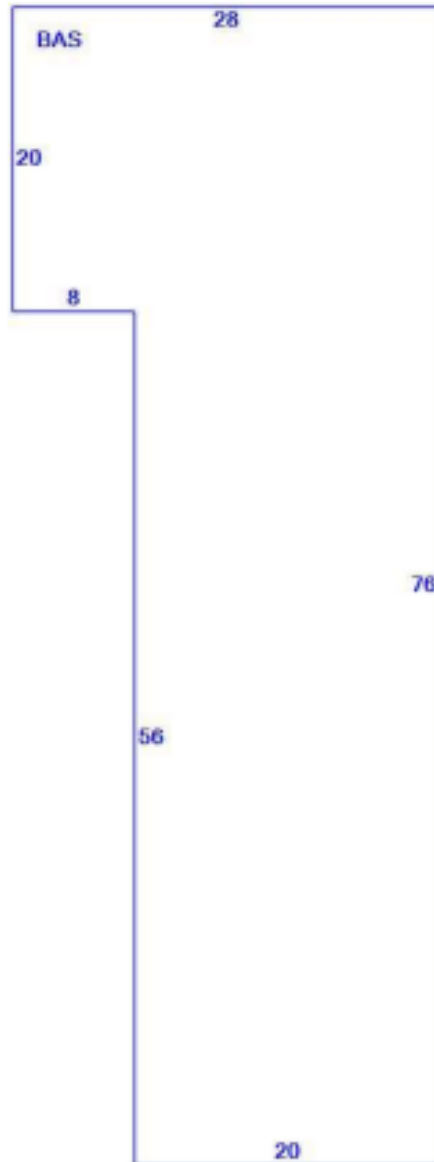
81 MAPLE STREET, MARLBOROUGH, MA



CALL LAUDY SOIFER FOR MORE INFORMATION

(508) 370-0003 – office (508) 740-0000 – cell laudy@metrowestcre.com ~ www.metrowestcre.com

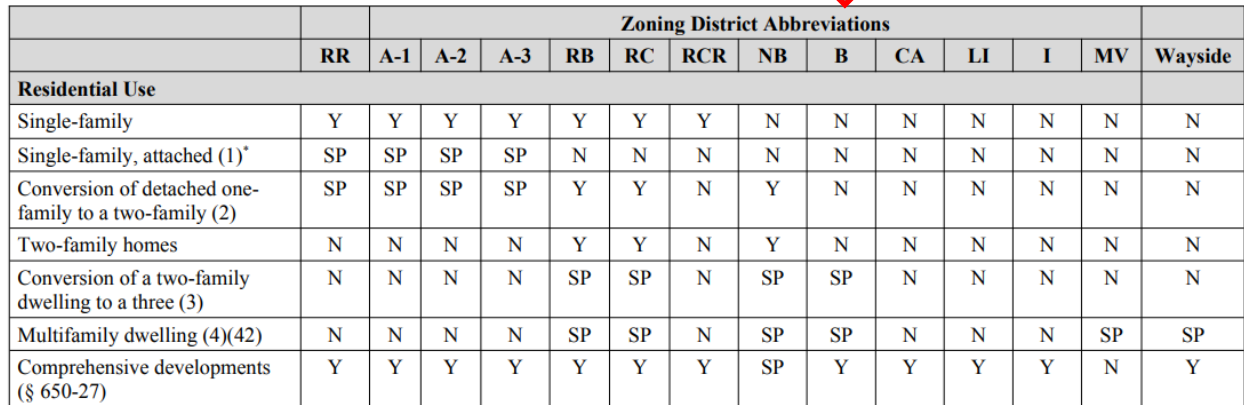
81 MAPLE STREET, MARLBOROUGH, MA



CALL **LAUDY SOIFER** FOR MORE INFORMATION

(508) 370-0003 – office (508) 740-0000 – cell laudy@metrowestcre.com ~ www.metrowestcre.com

TABLE OF USES

[illegible]



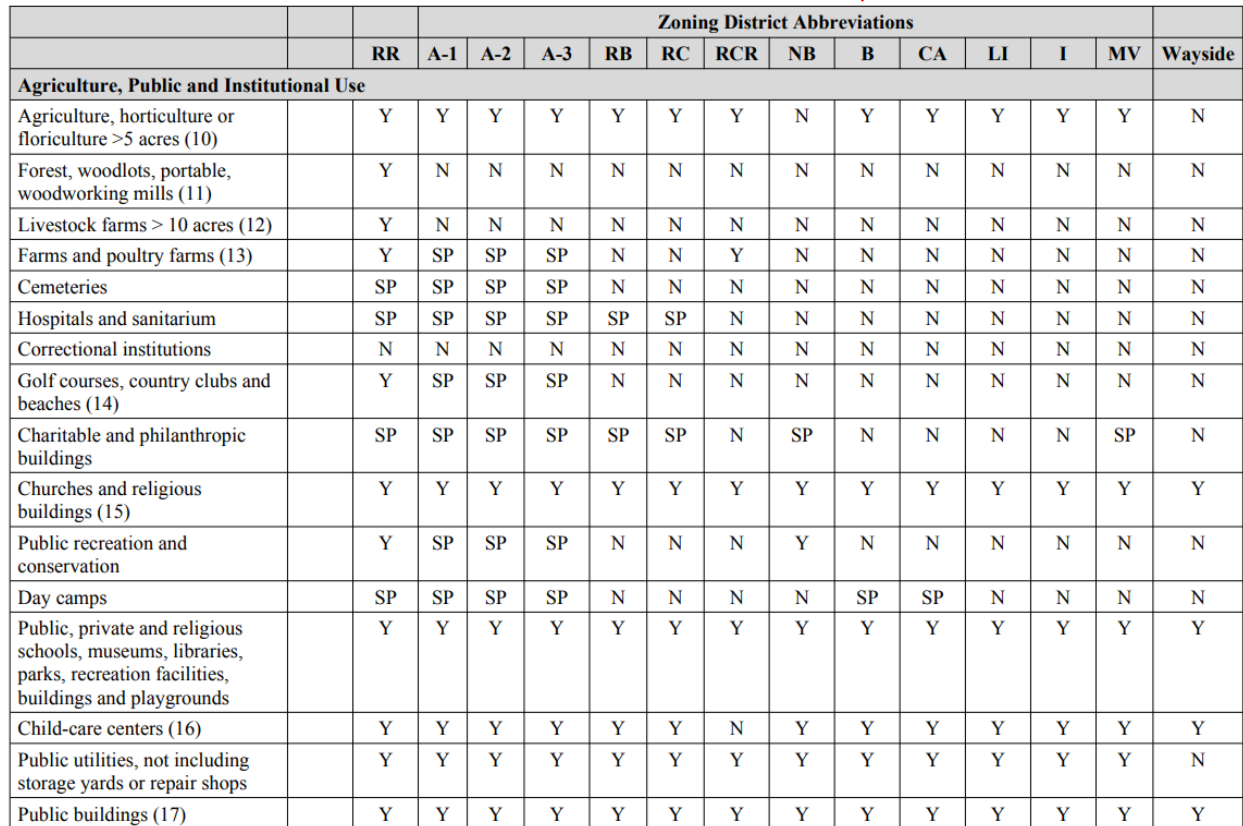
	Zoning District Abbreviations													
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside
Business Use														
Convert buildings to office, bank, insurance use (18)	N	N	N	N	N	SP	N	Y	N	N	N	N	Y	Y
Commercial kennels and animal hospitals	SP	N	N	N	N	N	N	N	N	N	N	N	N	N
Veterinary hospital	N	N	N	N	N	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

	Zoning District Abbreviations													
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside
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



	Zoning District Abbreviations													
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside
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

	Zoning District Abbreviations													
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside
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

[illegible]



	Zoning District Abbreviations													
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	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

	Zoning District Abbreviations													
	RR	A-1	A-2	A-3	RB	RC	RCR	NB	B	CA	LI	I	MV	Wayside
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/ telecommunications facilities	N	N	N	N	N	N	N	N	N	N	Y	Y		N
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

laudy@metrowestcre.com www.metrowestcre.com

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.