

# Pad Site

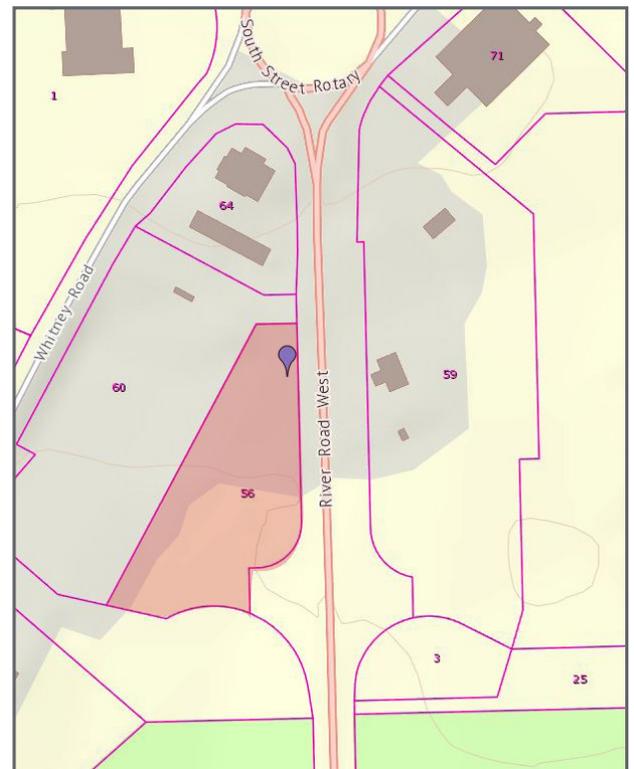
56 River Road West | Berlin, MA

# NAI Glickman Kovago & Jacobs



1.5 acre pad site **for sale or lease**

- Located in the heart of Riverbridge, a mixed-use village being built in Berlin, MA
- 1.52 acre PAD site available to potentially build up to a 5,000 retail building
- Adjacent to the new 80,000 sf, 105 room extended stay Homewood Suites Hotel by Hilton and 24-hour Shell gas station, Dunkin' Donuts, and convenience store
- Close to Marlborough town line and less than 1 mile from the Solomon Pond Mall and the New England Sports Center



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 <p>I-290 Industrial</p>	 <p>Solomon Pond Golf Center SERVING THE WORCESTER AREA SINCE 1996</p>	 <p>Dunkin' Donuts</p>	 <p>Shell Gas Station</p>	 <p>Homewood Suites Hotel</p>	 <p>Rockwell Apts. (under construction)</p>
 <p>Berlin Liquors</p>	 <p>Quality Inn &amp; Suites</p>	 <p>Digital Federal Credit Union</p>	 <p>Best Buy</p>	 <p>Shops at the Pond</p>	 <p>Olive Garden Restaurant</p>
 <p>Regal Cinema</p>	 <p>Solomon Pond Mall A SIMON MALL</p>	 <p>Target</p>	 <p>The New England Sports Center</p>	 <p>Hillside School</p>	 <p>Sunovion Pharmaceuticals Innovation today, healthier tomorrows</p>

**The site is just minutes from:**

**Donald Lynch Boulevard** - 1.1 million sf of retail, 1.6 million sf of Class A office and R&D, two hotels and Jefferson at Wheeler Hill (a 274 unit luxury apartment complex).

**Solomon Pond Mall** – 1,000,000 sf enclosed mall with 120 stores and 15 screen movie theater

**New England Sports Center** - 218,000 sf indoor ice arena.

**The City of Marlborough** - Home to some of the largest and most-innovative life sciences and medical device companies in Massachusetts including GE Healthcare Life Sciences, Boston Scientific, Sunovion, and Hologic.

**Jefferson at Wheeler Hill** – 274 apartments in nine buildings off Donald Lynch Boulevard in Marlborough.

**Boundless Adventures** – a five-acre eco-friendly aerial adventure park featuring nine treetop obstacle courses at 154 River Road West, Berlin

**The Rockwell Apartments** - Seven building, 204-unit, \$55 million residential development at 65 River Road West, Berlin (currently under construction).

