



# 7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | FLEX/LIGHT MANUFACTURING BUILDING

- 27,100 SF Total Available (subdividable) with Loading Dock
- 20,000 SF Available 8/25
- 12'3" Clear Height
- Sub-dividable
- 100% AC



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

50,600 SF Flex/Light Manufacturing Building

## PROPERTY HIGHLIGHTS

- 27,100 SF Available now
- 1,200 SF with Shared Loading Dock
- 6,500 SF of Office/Flex on the Second Floor Available
- 20,000 SF with Shared Loading Dock Available 8/25
- 12'3" Clear Height in the front 12,000 SF Space
- 9'9" Clear Height in the back 7,400 SF Space as is (11'5" if ceiling is ripped out)
- Less than 1 mile from Route 3
- 3 Tailboard Loading Docks
- Building has 100% AC

## OFFERING SUMMARY

Building Size:	50,600 SF
Available:	• 27,100 SF Total Available Now • 20,000 SF 8/25
Lot Size:	4.8 Acres
Power:	3,600 Amps
Schoeffel International Corp LED:	08/2025
Lease Rate:	\$13.95
NNN:	\$2.92/SF

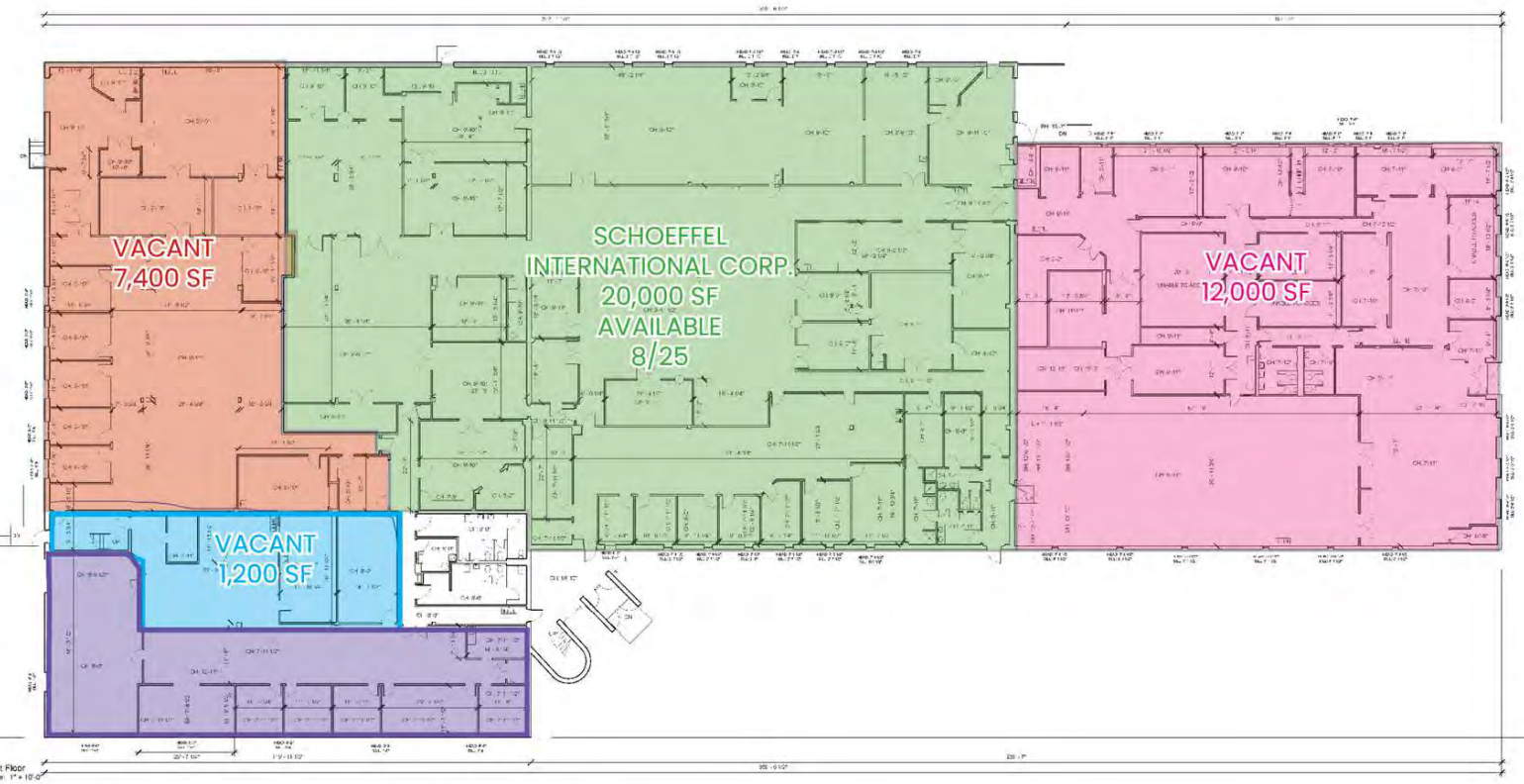
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685



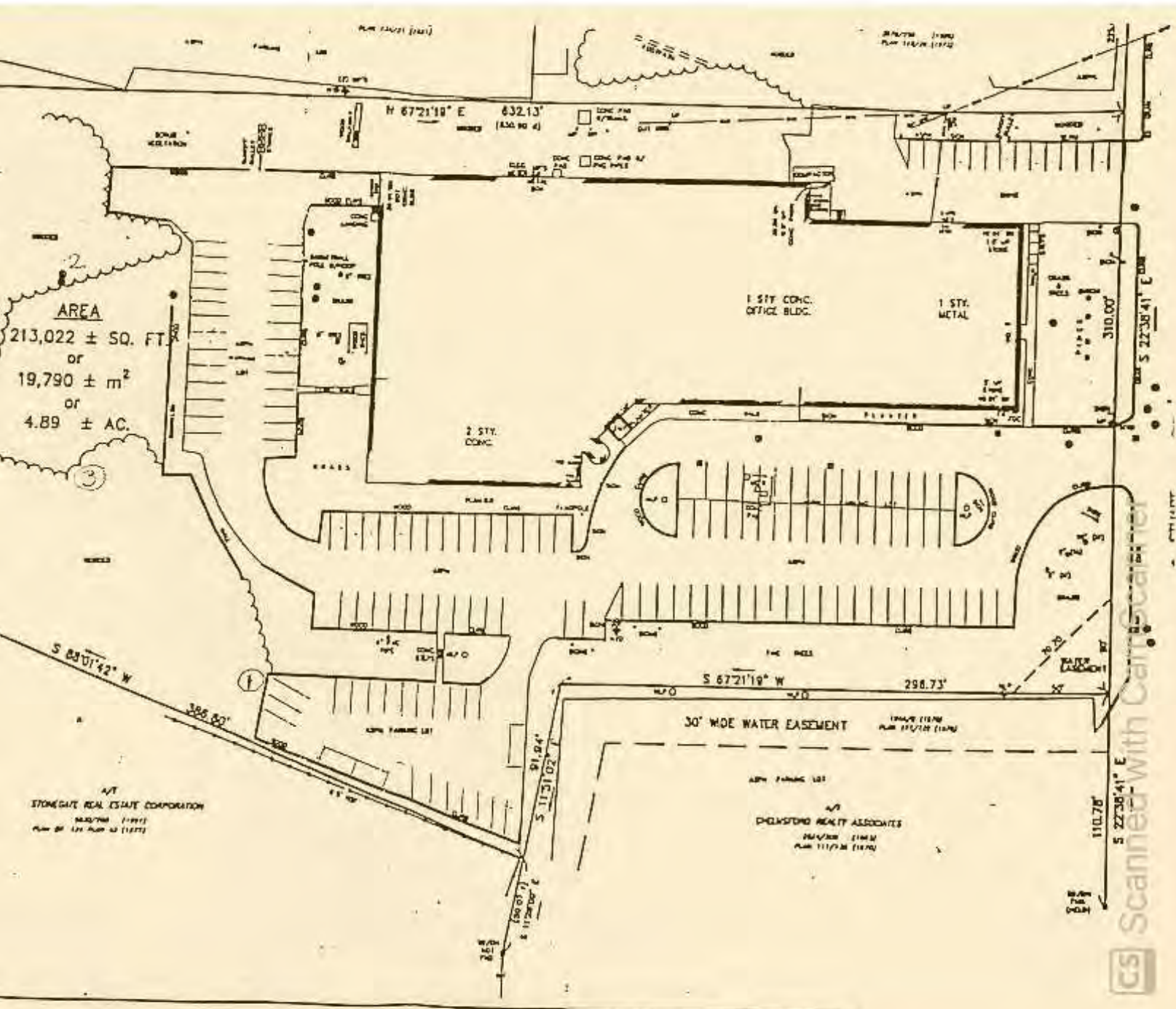




# FLOOR PLANS

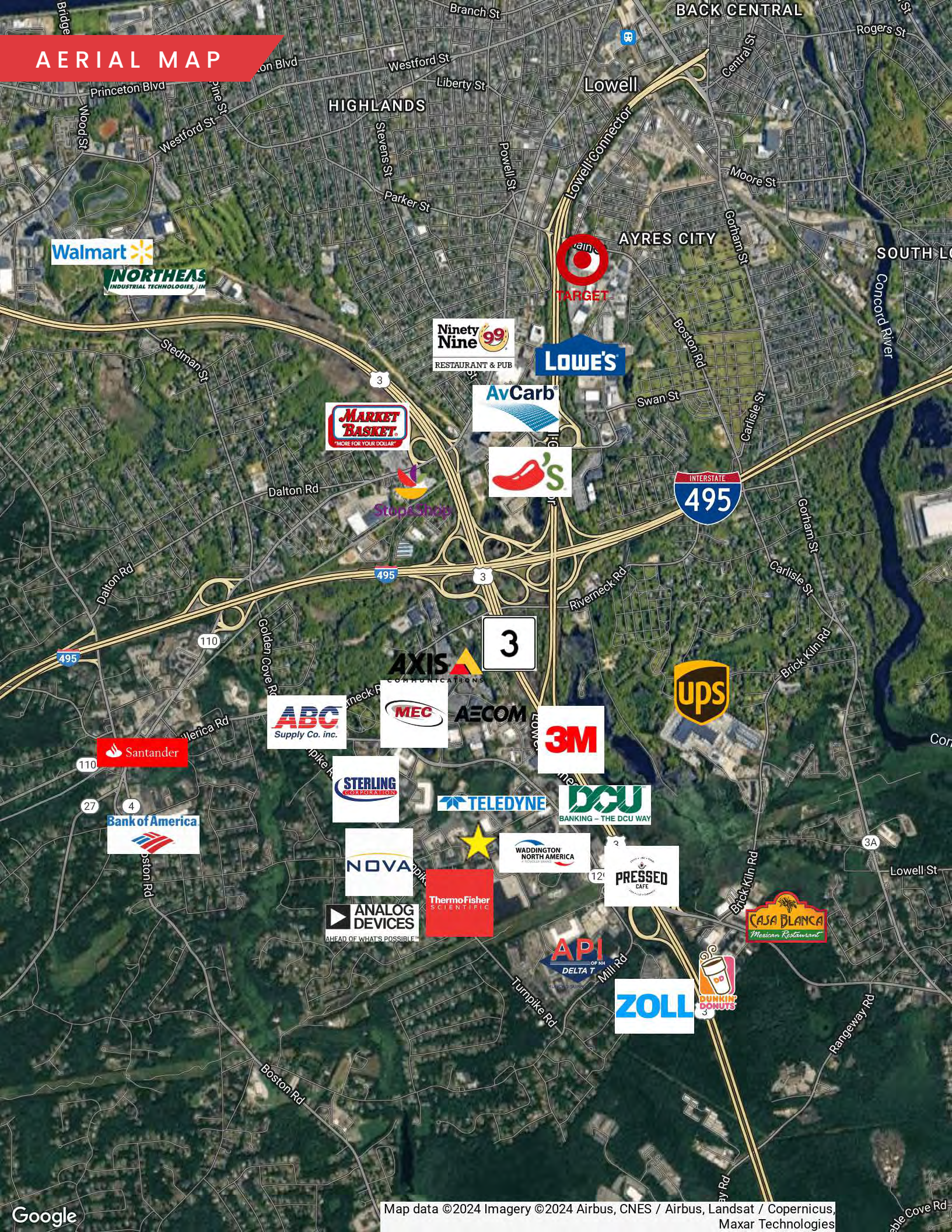


# SITE PLANS





# AERIAL MAP



Walmart

NORTHEAS  
INDUSTRIAL TECHNOLOGIES, INC.

MARKET BASKET  
"MORE FOR YOUR DOLLAR"

Ninety Nine 99  
RESTAURANT & PUB

LOWE'S

AvCarb

's

AXIS  
COMMUNICATIONS

3

ABC  
Supply Co. Inc.

MEC

AECOM

3M

ups

Santander

STERLING  
POWER RESOURCES

TELEDYNE

DCU  
BANKING - THE DCU WAY

Bank of America

NOVA

WADDINGTON  
NORTH AMERICA

PRESSED  
DATE

ANALOG DEVICES  
AHEAD OF WHAT'S POSSIBLE™

ThermoFisher  
SCIENTIFIC

API  
DELTA T

ZOLL

DUNKIN'  
DONUTS

CASA BLANCA  
Mexican Restaurant



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CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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