



# 7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | FLEX/LIGHT MANUFACTURING BUILDING

- 46,600 SF Available 8/25
- 22,000 SF Available Now
- 11' Clear Height
- Sub-dividable
- 100% AC



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

54,000 SF Flex/Light Manufacturing Building

## PROPERTY HIGHLIGHTS

- 11' Clear Height
- Less than 1 mile from Route 3
- 3 Tailboard Loading Docks
- Building has 100% AC

## OFFERING SUMMARY

Building Size:	54,000 SF
Available:	• 22,000 SF Now • 46,600 SF 8/25
Lot Size:	4.8 Acres
Power:	3,600 amps
Schoeffel International Corp LED:	08/2025
Impress Systems LED:	08/2025
Lease Rate:	Market

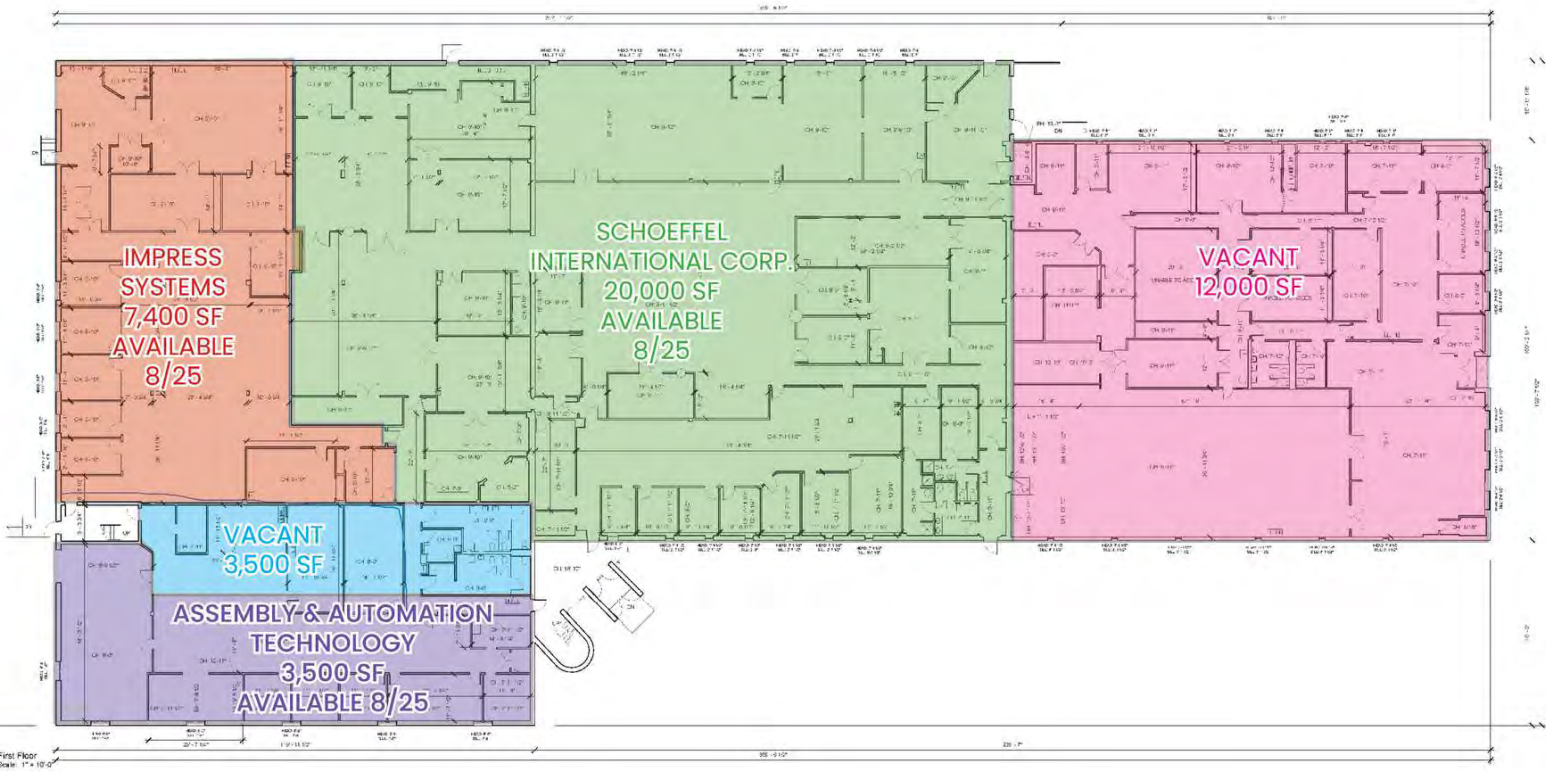
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685







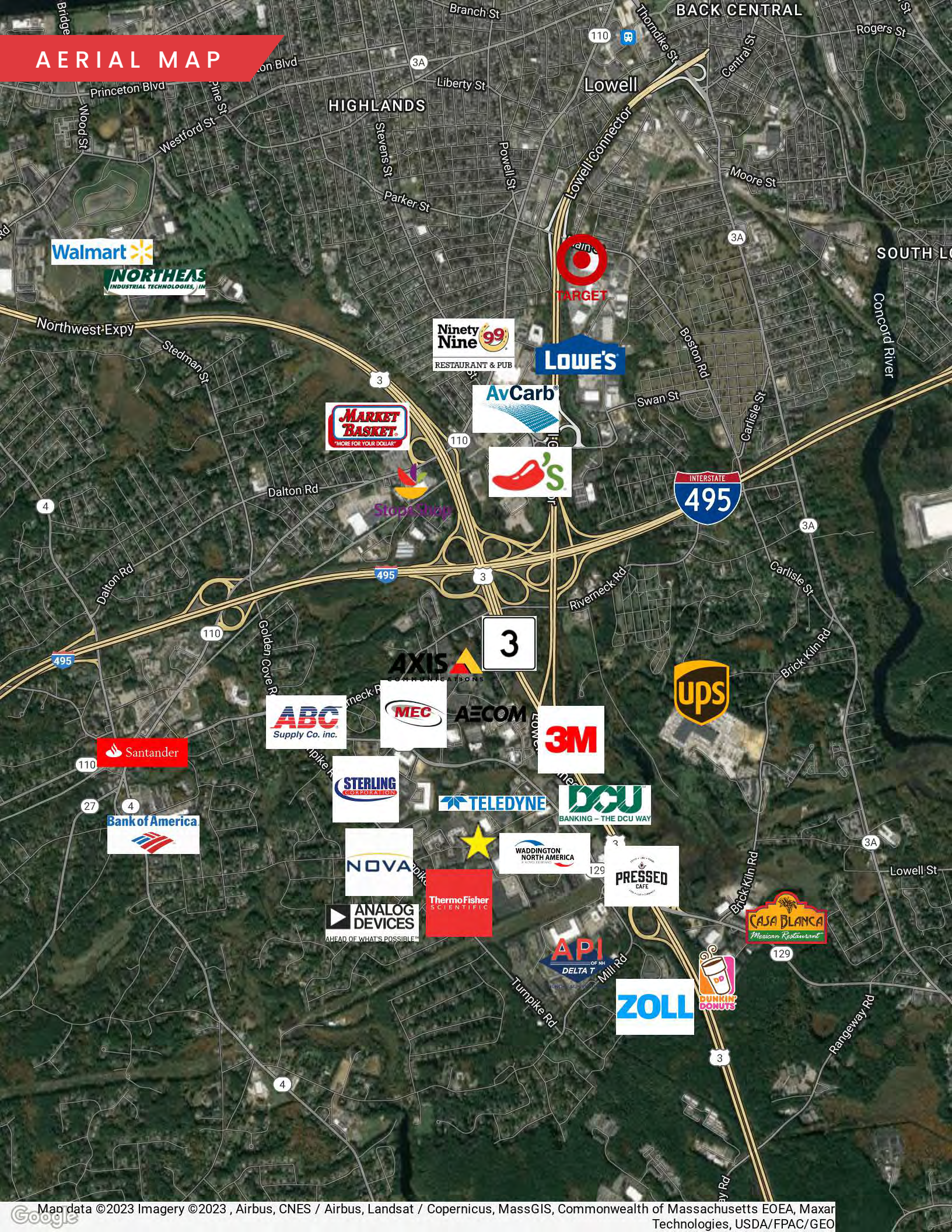
# FLOOR PLANS







# AERIAL MAP



Walmart

NORTHEAS  
INDUSTRIAL TECHNOLOGIES, INC.

HIGHLANDS

Lowell

BACK CENTRAL

SOUTH L



Ninety Nine 99  
RESTAURANT & PUB

LOWE'S

MARKET BASKET  
"MORE FOR YOUR DOLLAR"

AvCarb



Stop & Shop

INTERSTATE  
495

3

AXIS  
CORPORATION

ABC  
Supply Co. inc.

MEC

AECOM

3M



Santander

STERLING  
POWER RESOURCES

TELEDYNE

DCU  
BANKING - THE DCU WAY

Bank of America

NOVA

WADDINGTON  
NORTH AMERICA

PRESSED  
CAFE

ANALOG  
DEVICES  
AHEAD OF WHAT'S POSSIBLE™

Thermo Fisher  
SCIENTIFIC

API  
DELTA T

ZOLL



CASA BLANCA  
Mexican Restaurant



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