



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | FLEX/LIGHT MANUFACTURING BUILDING: 13,600 SF AVAILABLE

- One (1) Tailboard Loading Docks
- 14' Clear Height
- Sub-dividable



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

54,000 SF Flex/Light Manufacturing Building: 13,600 SF Available

PROPERTY HIGHLIGHTS

- 14' Clear Height
- Less than 1 mile from Route 3
- 3 Loading Docks

OFFERING SUMMARY

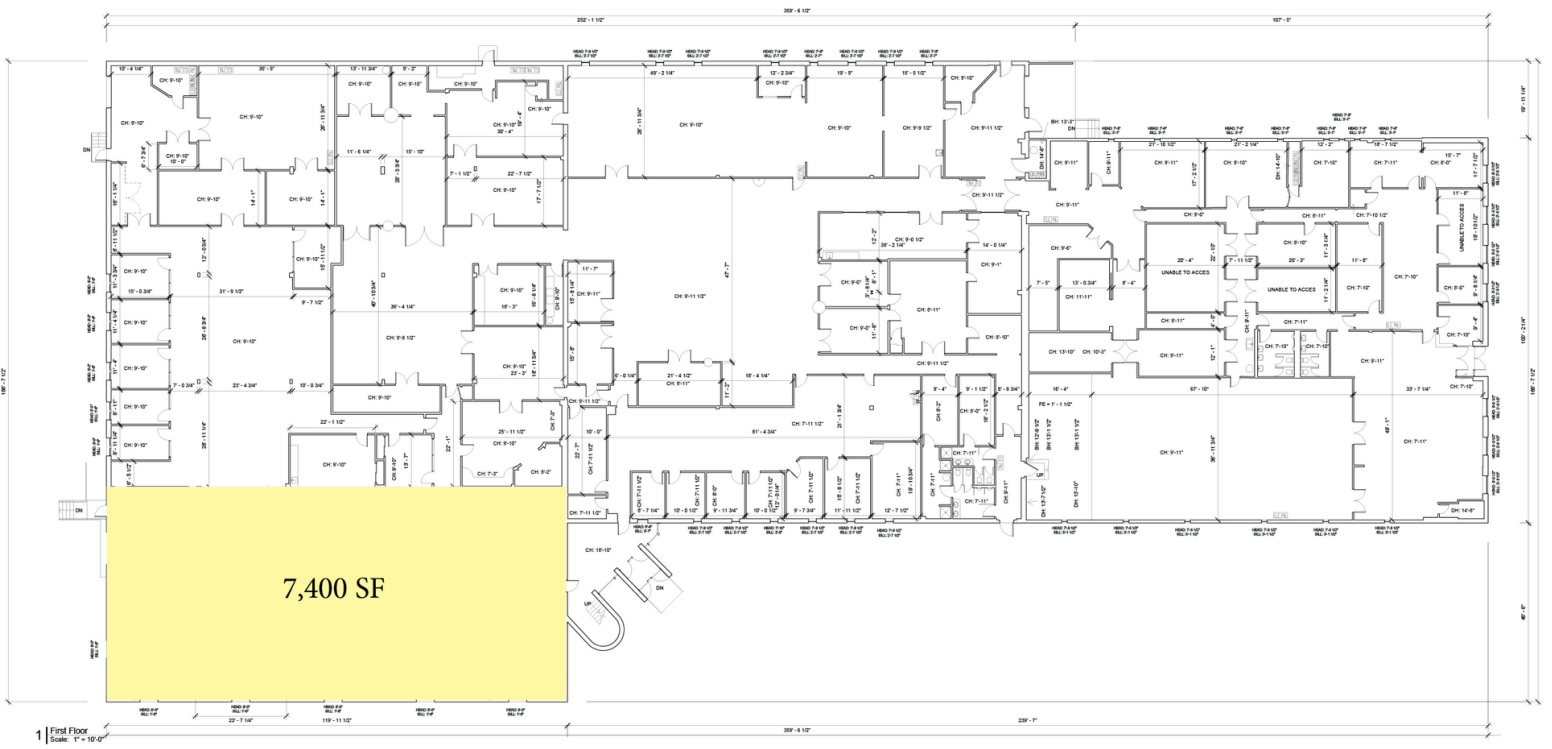
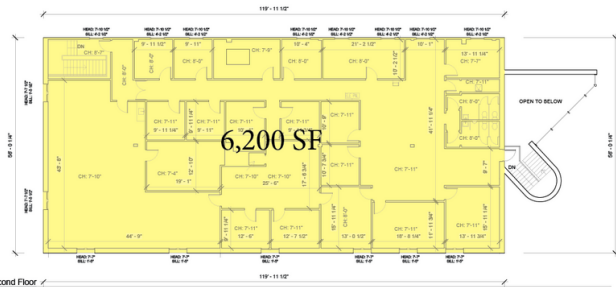
Lease Rate:	MARKET
Available SF:	6,200 - 7,400 SF
Lot Size:	4.8 Acres
Building Size:	54,000 SF
Power:	3,600 amps

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

ADDITIONAL PHOTOS

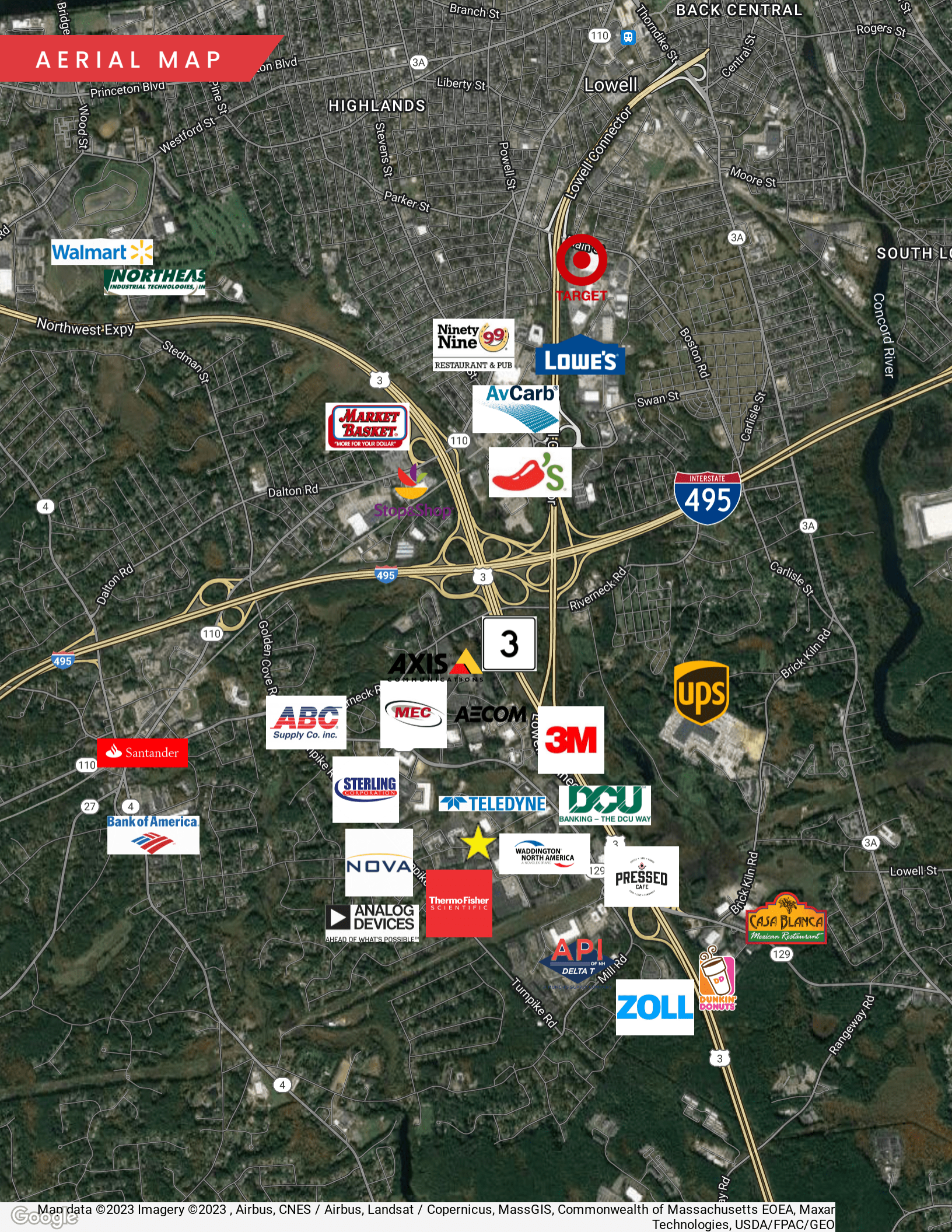


FLOOR PLANS



Gross Area Schedule	
Level	Area
Second Floor	7,233 SF
First Floor	4,690 SF
Total	11,923 SF

AERIAL MAP



Walmart

NORTHEAS
INDUSTRIAL TECHNOLOGIES, INC.

HIGHLANDS

LOWELL

BACK CENTRAL

SOUTH



Ninety Nine
RESTAURANT & PUB

LOWE'S

MARKET BASKET
"MORE FOR YOUR DOLLAR"

AvCarb



StopsShop

INTERSTATE
495

3

AXIS
COMMUNICATIONS

ABC
Supply Co. inc.

MEC

AECOM

3M



Santander

STERLING
SOLUTIONS

TELEDYNE

DCU
BANKING - THE DCU WAY

Bank of America

NOVA



WADDINGTON
NORTH AMERICA

PRESSED
CAFE

ANALOG
DEVICES
"AHEAD OF WHAT'S POSSIBLE"

ThermoFisher
SCIENTIFIC

API
DELTA T

CASA BLANCA
Mexican Restaurant

ZOLL



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | FLEX / LIGHT MANUFACTURING BUILDING: 13,600 SF AVAILABLE

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

ELLEN GARTHOFF

978.760.1263

ellen@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL