

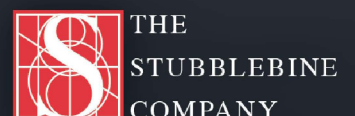


15 WELLMAN AVENUE

CHELMSFORD, MA

FOR LEASE | 69,885 SF FLEX/INDUSTRIAL BUILDING

- 19'-21' Clear
- 5 Loading Docks
- 1 Drive-In Door
- 111 Parking Spaces
- Subdividable to 50,000 SF



CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY SPECIFICATIONS

Building Size:	69,885 SF	Interior:	Office Flooring: carpet, linoleum, tile Manufacturing: metal siding, Office Ceiling: acoustic ceiling panels
Available Size:	69,885 SF Subdividable to 50,000 SF 62,043 SF Mfg 7,842 SF Office	Construction:	Floor: concrete slab Walls: concrete/masonry/block/ aluminum siding Frame/Columns: masonry frame
Lot Size:	11.96 +/- Acres	Roof:	Flat; rubber membrane Deck: metal
Clear Height:	19'-21'	Utilities:	Town Water Septic Gas: National Grid
Loading:	5 Loading Docks, 1 Drive-In Door	Air Conditioning:	Rooftop package units (full building)
Zoning:	IA (Limited Industrial)	Heat:	Gas, forced air - duct
Parking:	111 Spaces	Taxes (2023):	Ad Valorem Taxes: \$83,080 Special Assessments: \$5,401 Total: \$88,481
Sprinkler:	100% Wet	Lease Rate:	Market
Heavy Power:	3,000 amp; 480v		
Lighting:	Flourescent and Incandescent		
Current Use:	Book Printing		

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



3A

veoneer

Cross River Center



dsg DS GRAPHICS | UW UNIVERSAL WILDE

NEWPORT

3

STERLING CORPORATION

HOME DEPOT

ups

AXIS COMMUNICATIONS

AECOM

ThermoFisher SCIENTIFIC

FLOOR PLANS



1/8" SCALE

THIS ROOM IS ABOVE LADGE PRESS ROOM

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