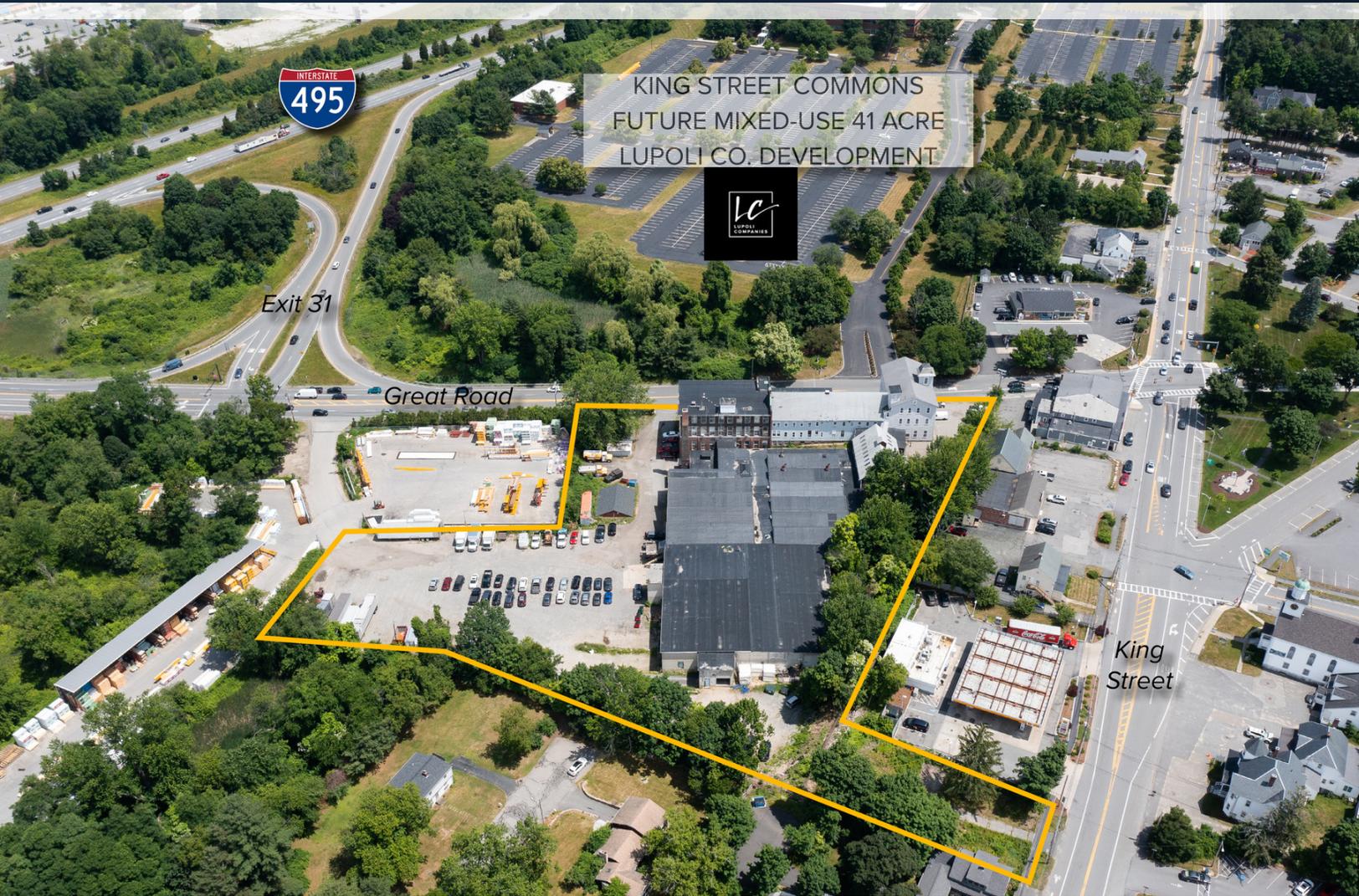


# 410 GREAT ROAD

LITTLETON, MA



KING STREET COMMONS  
FUTURE MIXED-USE 41 ACRE  
LUPOLI CO. DEVELOPMENT



# 107,786 SF

99% LEASED INVESTMENT OR  
REDEVELOPMENT  
OPPORTUNITY

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COMPANY  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

99% Leased Investment or Redevelopment Opportunity;  
107,786 SF on 4.15 Acres For Sale

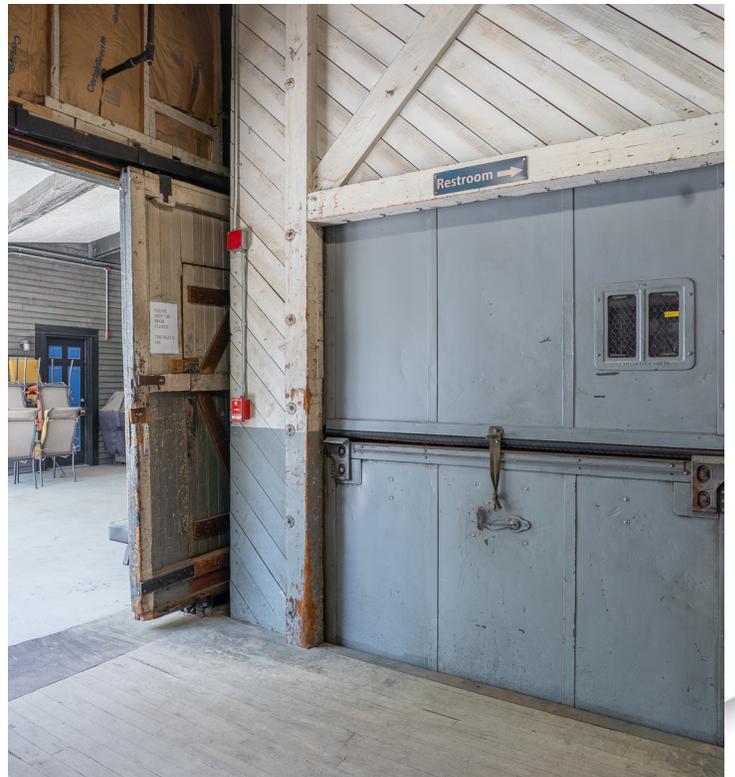
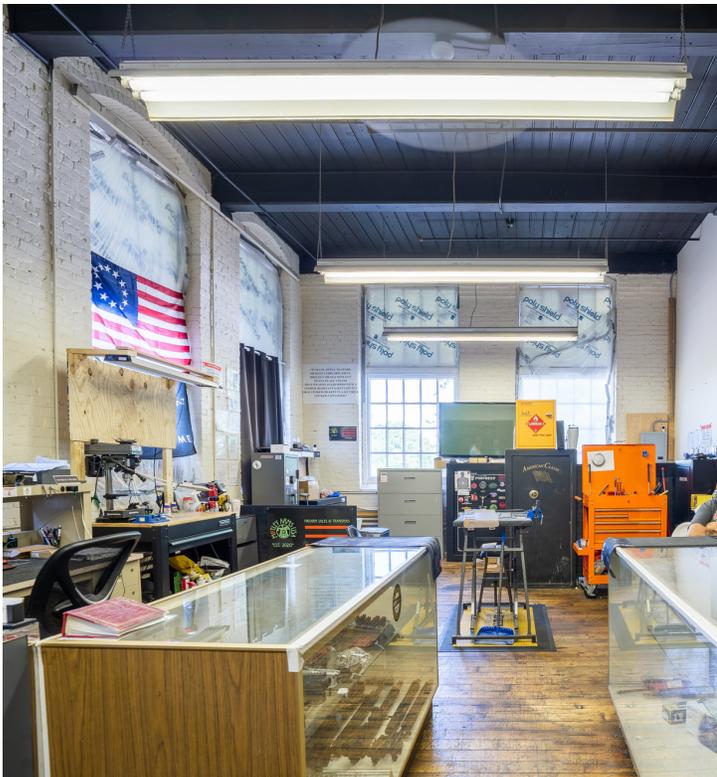
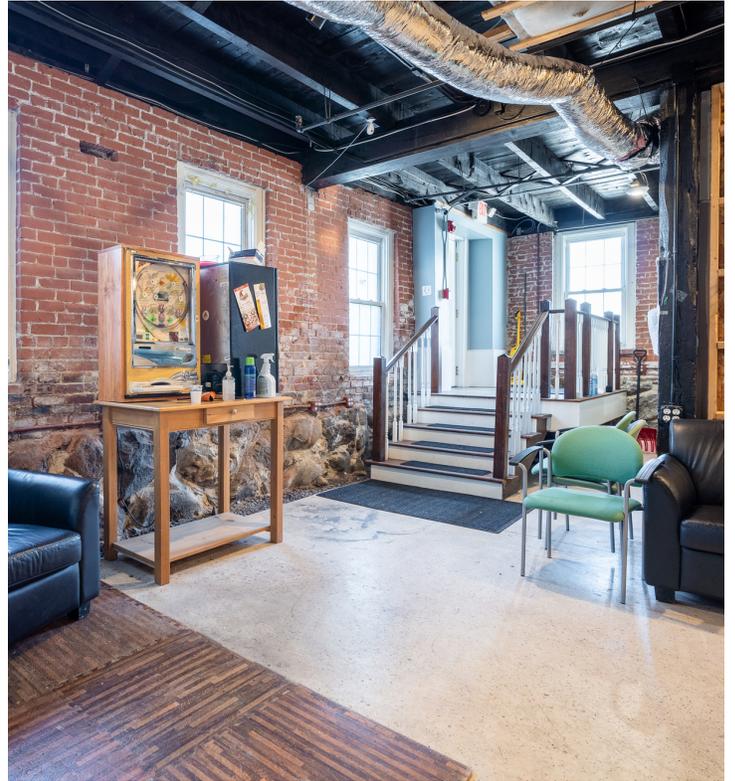
### PROPERTY SPECIFICATIONS

ADDRESS	410 Great Road Littleton, MA & 450 King Street Littleton, MA
RENTABLE AREA	107,786 SF
LAND AREA	410 Great Road: 3.95 acre lot 450 King Street: 0.20 acre lot
ZONING	B-Business
SPACE LEASED	99% (all TAW's, no leases)
NUMBER OF TENANTS	Fifty-two (52)
STORIES	Three (3) floors and basement

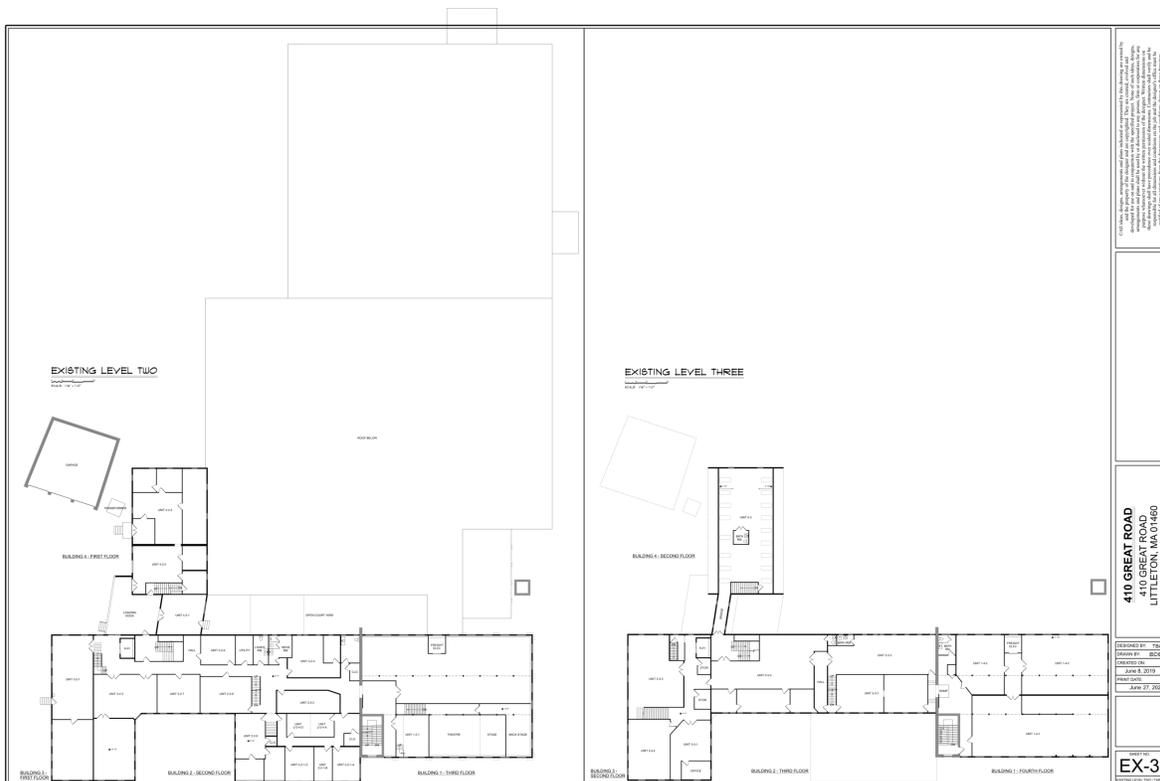
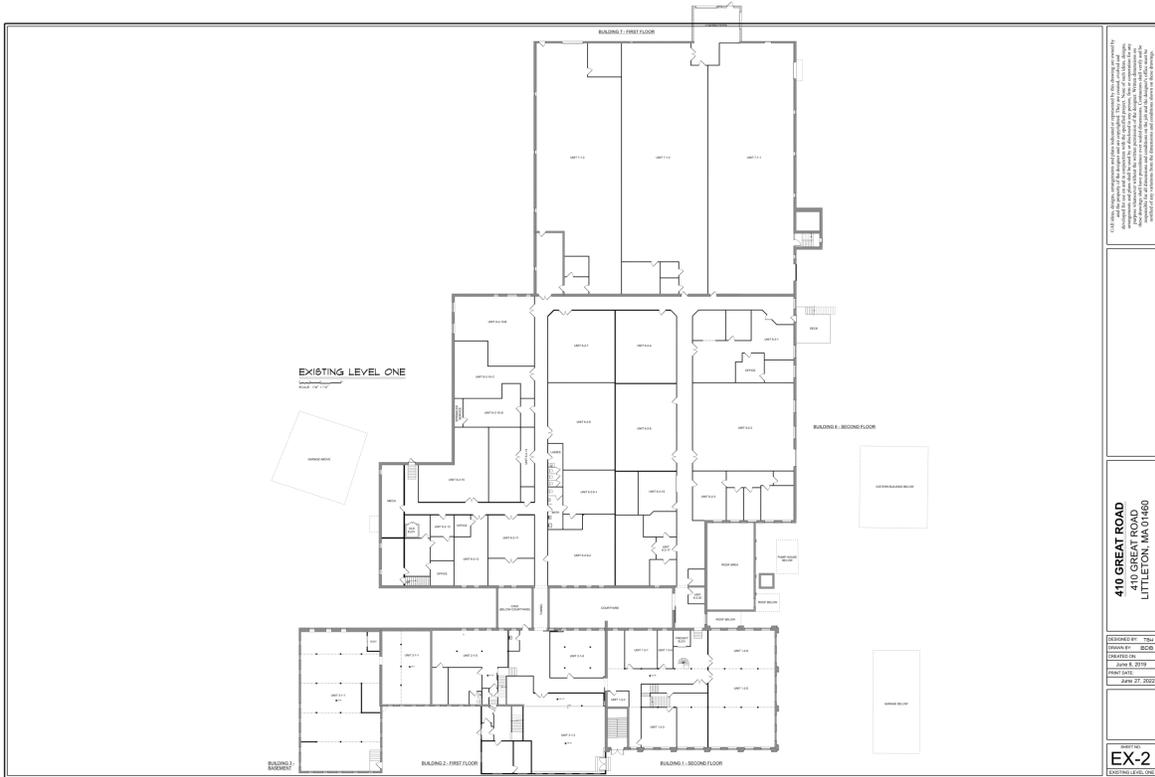
### PROPERTY SPECIFICATIONS (CONTINUED)

CONSTRUCTION	Masonry, wood frame and steel
ROOF	Slate & rubber membrane
HVAC	Gas heat
ELECTRICAL	3 phase, heavy power
FIRE/LIFE SAFETY	Wet sprinkler system
FREIGHT ELEVATORS	Two (2) -2,500 lb. capacity each
CEILING HEIGHT	12~'
SEPTIC/SEWER	Currently private septic; town plans to install Smart Sewer system to serve Littleton Common and surrounding areas
WATER	City
LOADING	Exterior loading platform with three (3) dock positions
BUILT	1880-1958

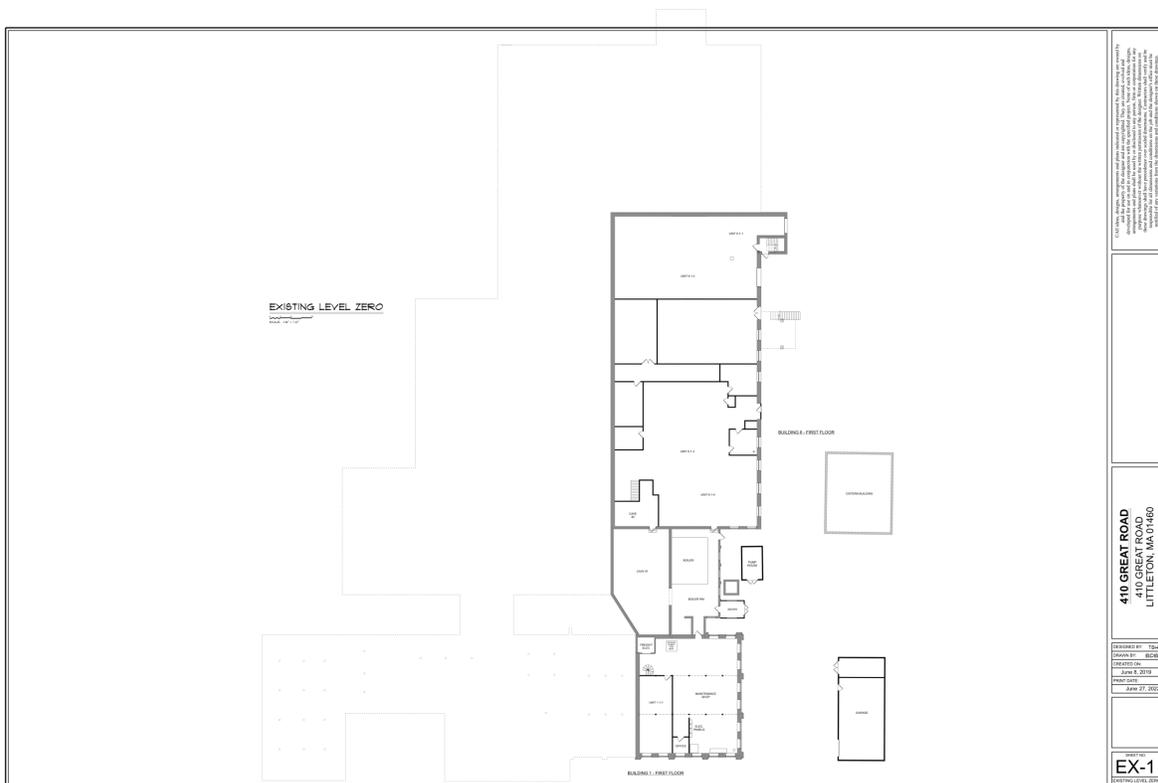
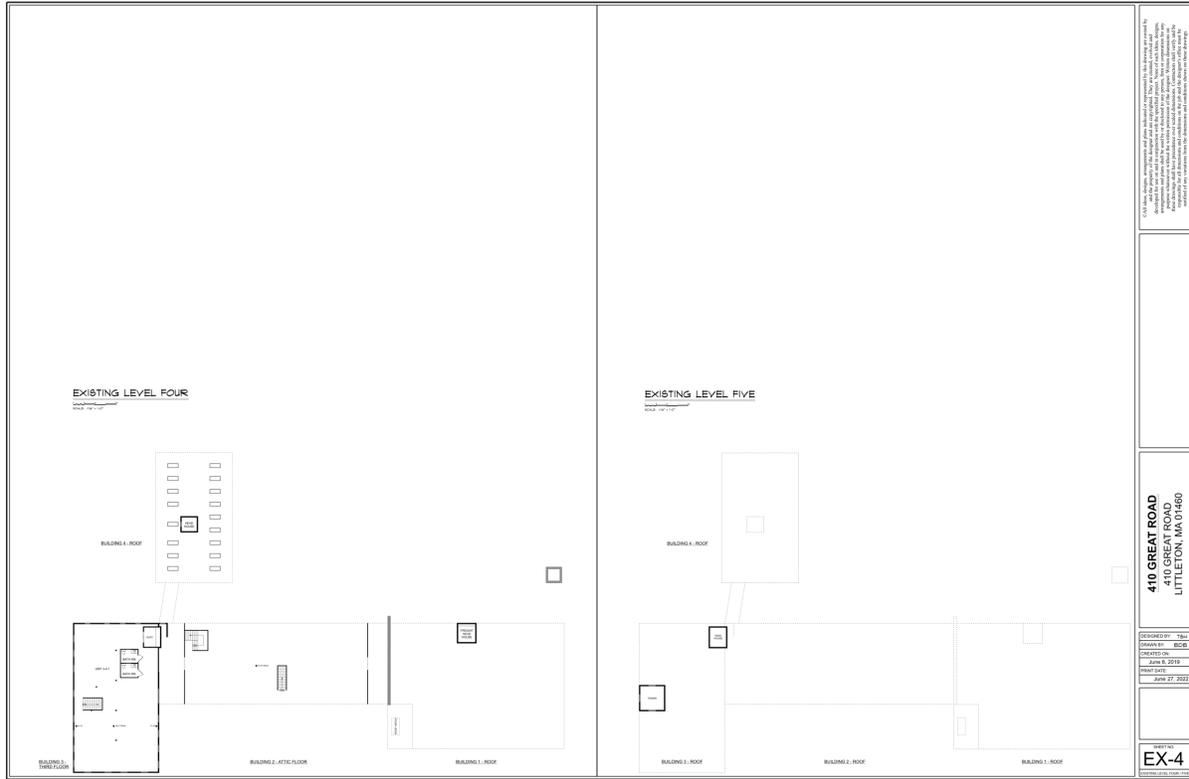
ADDITIONAL PHOTOS



FLOOR PLANS



FLOOR PLANS



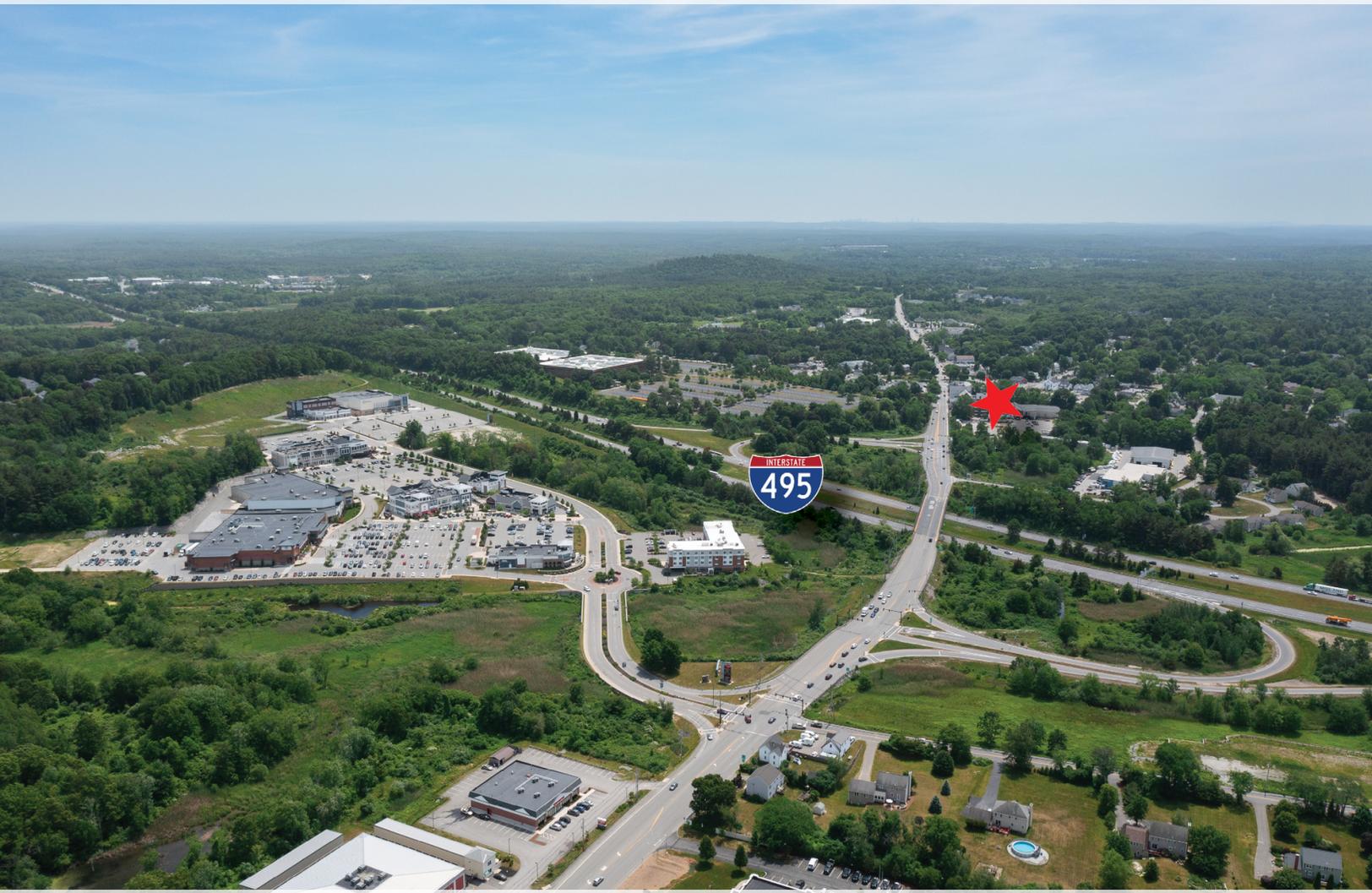


# LOCATION MAP



# 410 GREAT ROAD

LITTLETON, MA



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