

7 LITTLETON ROAD

WESTFORD, MA



FOR SALE



19,739 SF

INDUSTRIAL BUILDING
FOR USER-BUYER OR
INVESTMENT

CONTACT:
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EXCLUSIVE OFFERING
 THE
STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



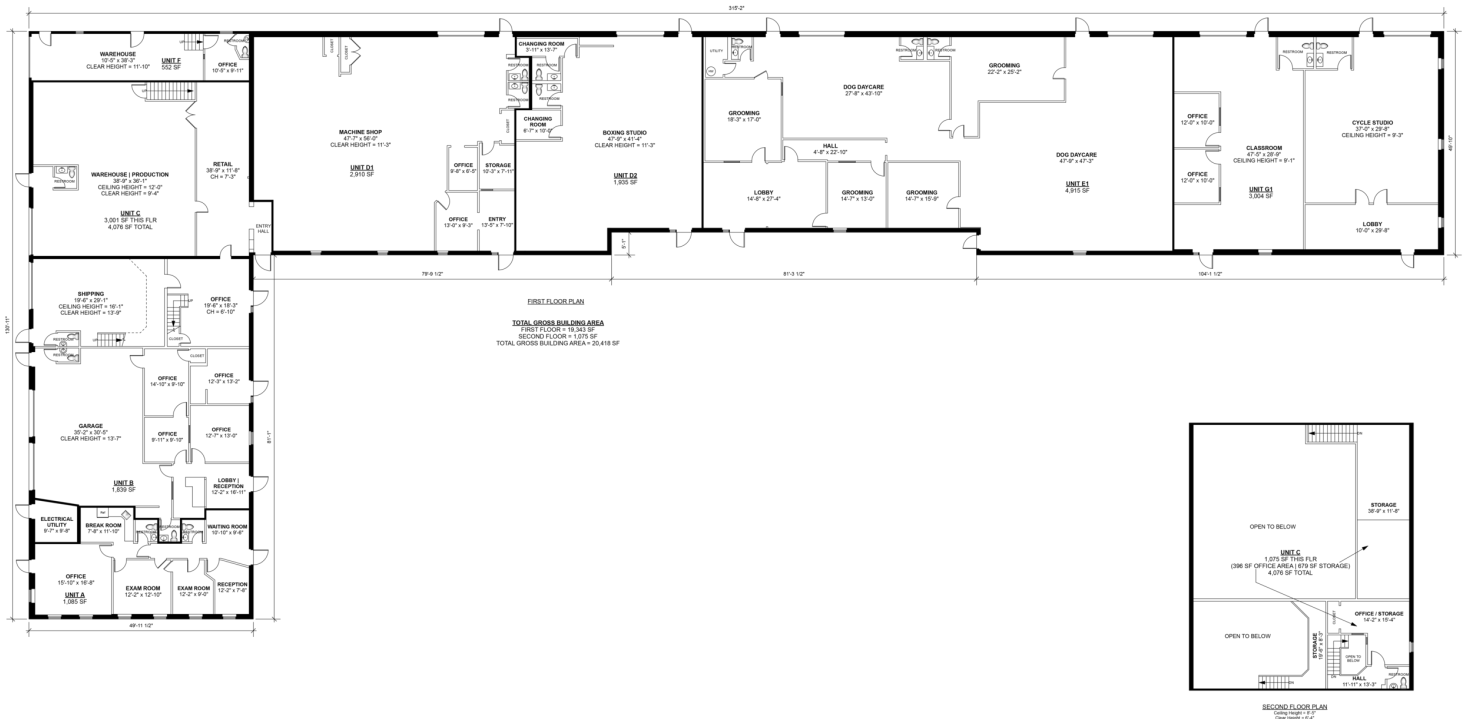
PROPERTY DESCRIPTION

19,739 SF Industrial building for user-buyer or investment

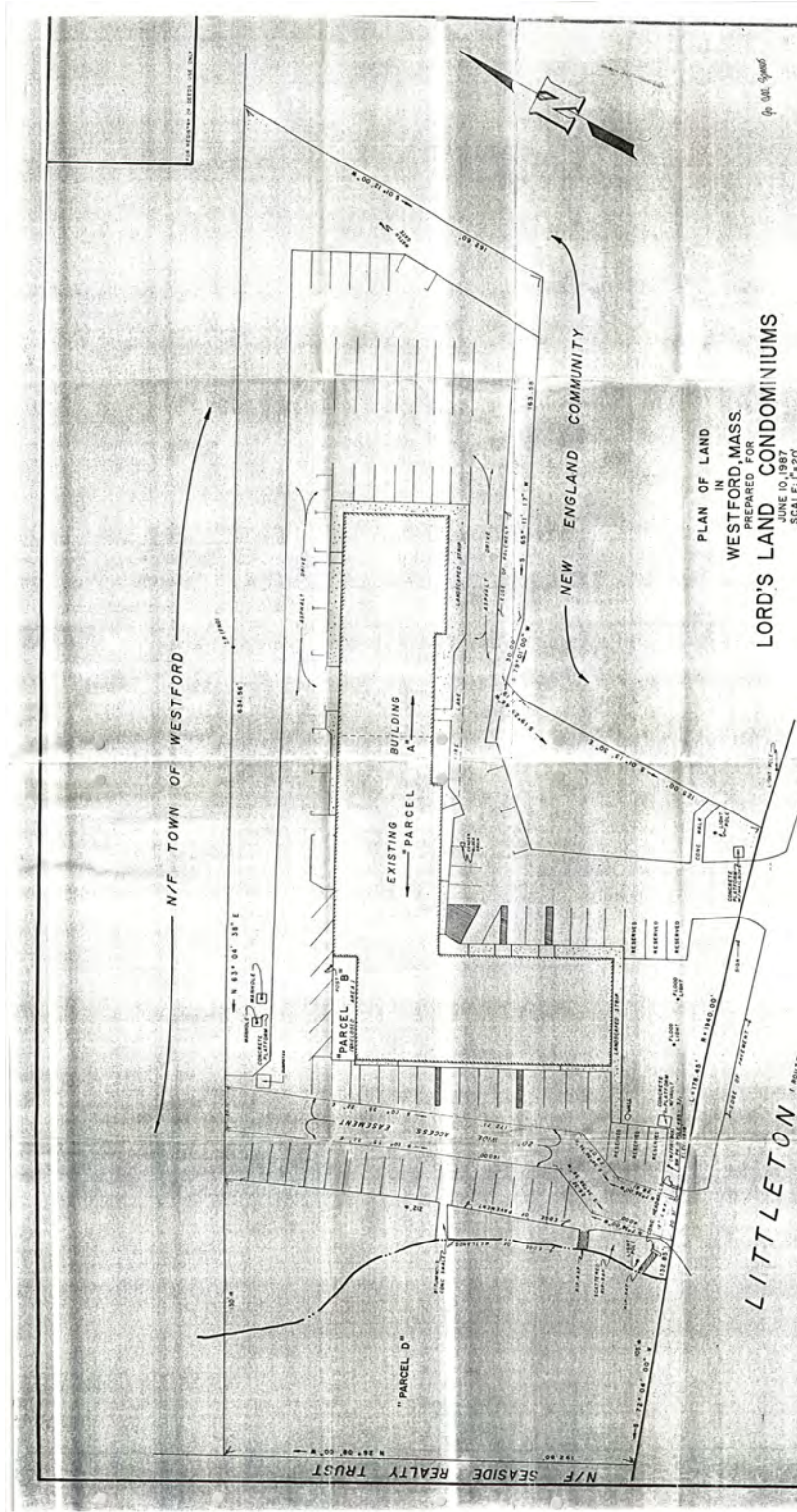
PROPERTY SPECIFICATIONS

BUILDING SIZE	19,739 SF
LOT SIZE	2.53 Acres
SPACE LEASED	17,000 SF~
NOI	\$151,497 (\$8.90/SF avg. net rent)
BUILT	1980
CONSTRUCTION	Masonry
CLEAR HEIGHT	10'-12' clear to bottom of bar joist
LOADING	Eleven (11) grade level roll up doors
ZONING	Industrial Highway - IH
HVAC	100% (except for one unit)
SEPTIC	Private septic
ROOF	Rubber membrane
OWNERSHIP	Building comprised of seven (7) condos; all same ownership
SALES PRICE	\$2,950,000

FLOOR PLANS



SITE PLANS

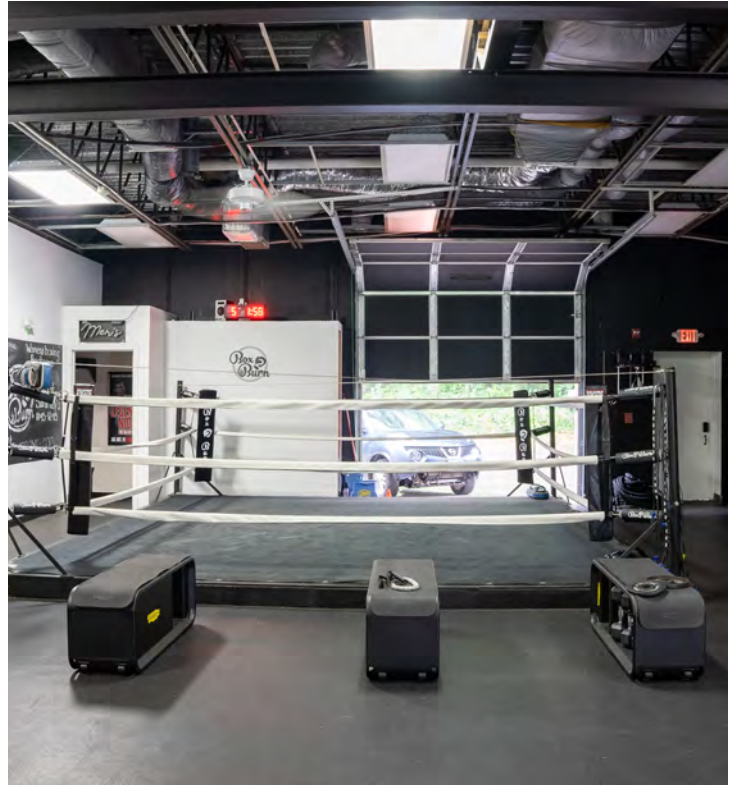


RENT ROLL

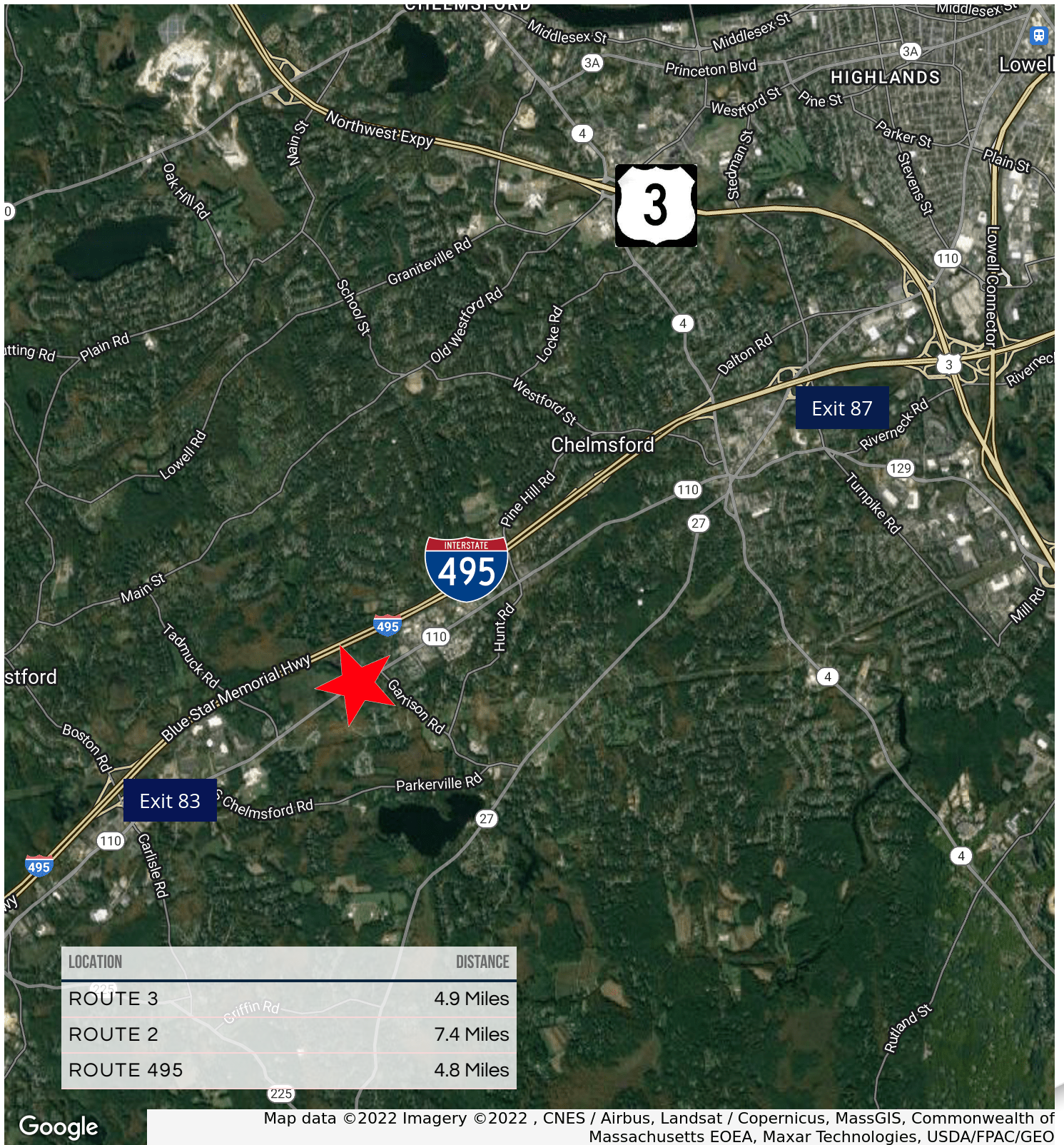
Unit	SF	Tenant	Rental Rate	Lease Expiration Date
A-1	1,000	Tenant 1	\$15.84 Gross	TAW
A-2	2,000	Tenant 2	\$16.80 Gross	01/31/24
B & C	3,000	Tenant 3	\$15.38 Gross	05/30/26
D-1	3,000	Tenant 4	\$10.71 Gross	TAW
D-2	2,000	Tenant 5	\$15.33 Gross	TAW
E-1 & 2	5,000	Tenant 6	\$18.03 Gross	05/01/23
F	650	Vacant		
G-1	1,500	Tenant 7	\$12.00 Gross	04/30/24
G-2	1,500	Vacant		

GROSS RENT**\$255,826.57****EXPENSES****\$104,329.05****NET OPERATING INCOME****\$151,326.87 (\$8.90/SF AVG.)**

RENT ROLL, INCOME AND EXPENSES



LOCATION MAP



Google

Map data ©2022 Imagery ©2022, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA/FPAC/GEO

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