



# 97 MILL RD

LITTLETON, MA

FOR SALE | 8,000 SF OF EXISTING BUILDINGS ON 5.5 ACRES

- 5.5 Flat Acres
- Dramatic I-495 Visibility
- Access is 1 Mile to I-495 (Route 2A/110 Exit)



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL





## OFFERING SUMMARY

EXISTING BUILDING'S SIZE:	8,000 +/- SF
LOT SIZE:	5.5 AC
ZONING:	INDUSTRIAL B (IB)
SALE PRICE:	MARKET
YEAR BUILT:	1980

## PROPERTY HIGHLIGHTS

- Superb Visibility and Accessibility to I-495
- 2.5 Miles from Route 2
- Access is 1 Mile to I-495(Route 2A/110 Exits)
- Site is Flat

## ALLOWED USES

BY RIGHT:	BY SPECIAL PERMIT:
-SPORTING ARENA	-WHOLESALE
-RETAIL SALE/SERVICE	-WAREHOUSING
-R&D	-DISTRIBUTION
-RESTAURANT	-MANUFACTURING
-OPEN/BULK STORAGE	-WIRELESS TOWER
-SCHOOL	-SELF-STORAGE
-LIBRARY	
-HOSPITAL	

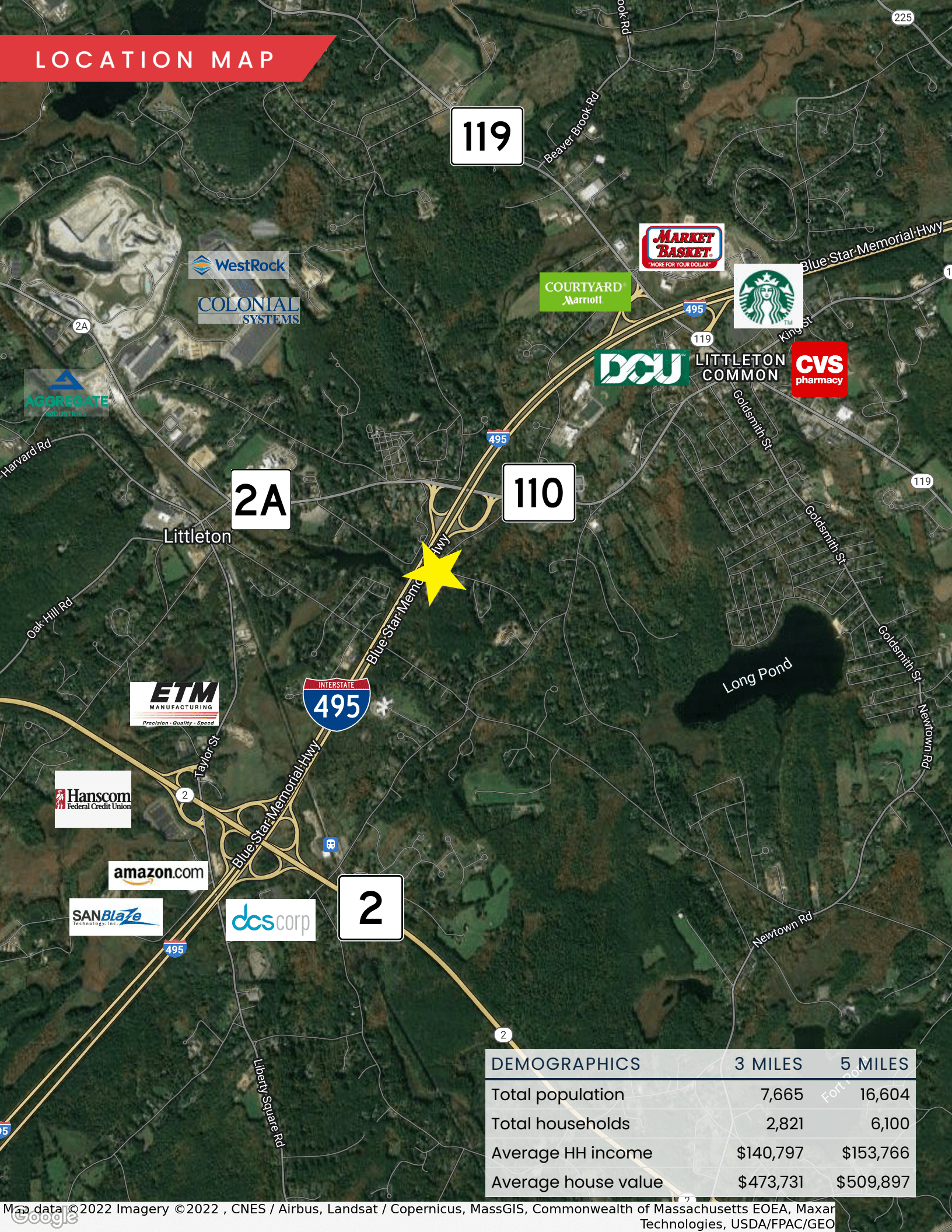


# SITE PHOTOS





# LOCATION MAP



DEMOGRAPHICS	3 MILES	5 MILES
Total population	7,665	16,604
Total households	2,821	6,100
Average HH income	\$140,797	\$153,766
Average house value	\$473,731	\$509,897



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LITTLETON, MA 01460

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