



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 47,100 SF +/- FLEX/LIGHT MANUFACTURING BUILDING

- 47,100 SF +/- Total Available
- Subdivides to 14,700 SF
- 12'3" Clear Height
- 100% AC

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

47,100 SF +/- SF Flex/Light Manufacturing Building. The building is fully air-conditioned with 3,600 amps of power, three loading docks, and flexible layouts that subdivides to 14,700 square feet. Less than a mile from Route 3 and 25 miles from Boston, it provides exceptional access in a premier industrial park.

PROPERTY HIGHLIGHTS

- 47,100 SF +/- Available
- 6,500 SF of Office/Flex on the Second Floor Available
- Less than 1 mile from Route 3

PROPERTY SPECIFICATIONS

Space Available:	47,100 SF +/-
Lot Size:	4.8 Acres
Power:	3,600 Amps
Clear Height:	12'3"
Lease Rate:	\$13.95 NNN
NNN:	\$2.92/SF

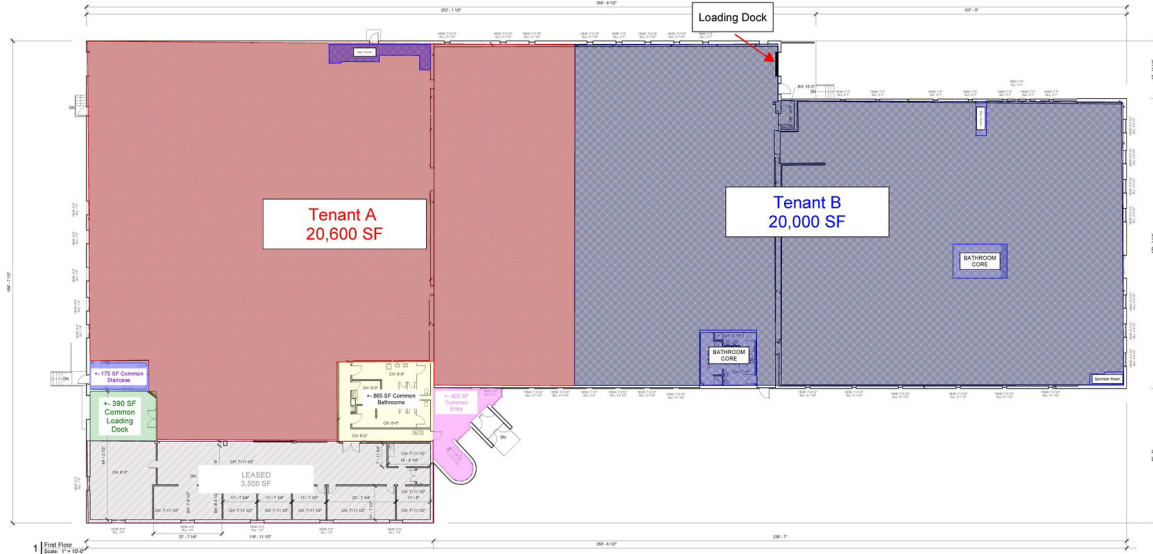
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685



SUBDIVISION OPTIONS



Proposed Subdivision #1



7 Stuart Road

Chelmsford, MA

EXISTING CONDITIONS

Call us at 978.337.8881
info@existingconditions.com
www.existingconditions.com

The Most Accurate Existing Conditions Survey and As-Built Survey

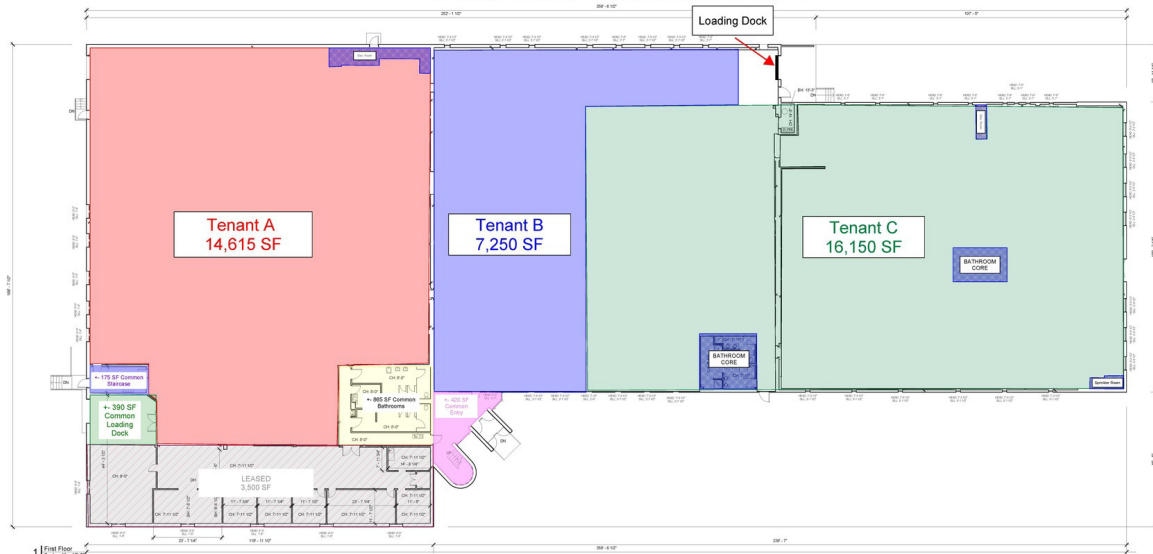
Project Number: 876679803

Existing Floor Plans

Sheet: EX01
 Date: 10/4/2023
 Scale: 1" = 10'-0"



Proposed Subdivision #2



7 Stuart Road

Chelmsford, MA

EXISTING CONDITIONS

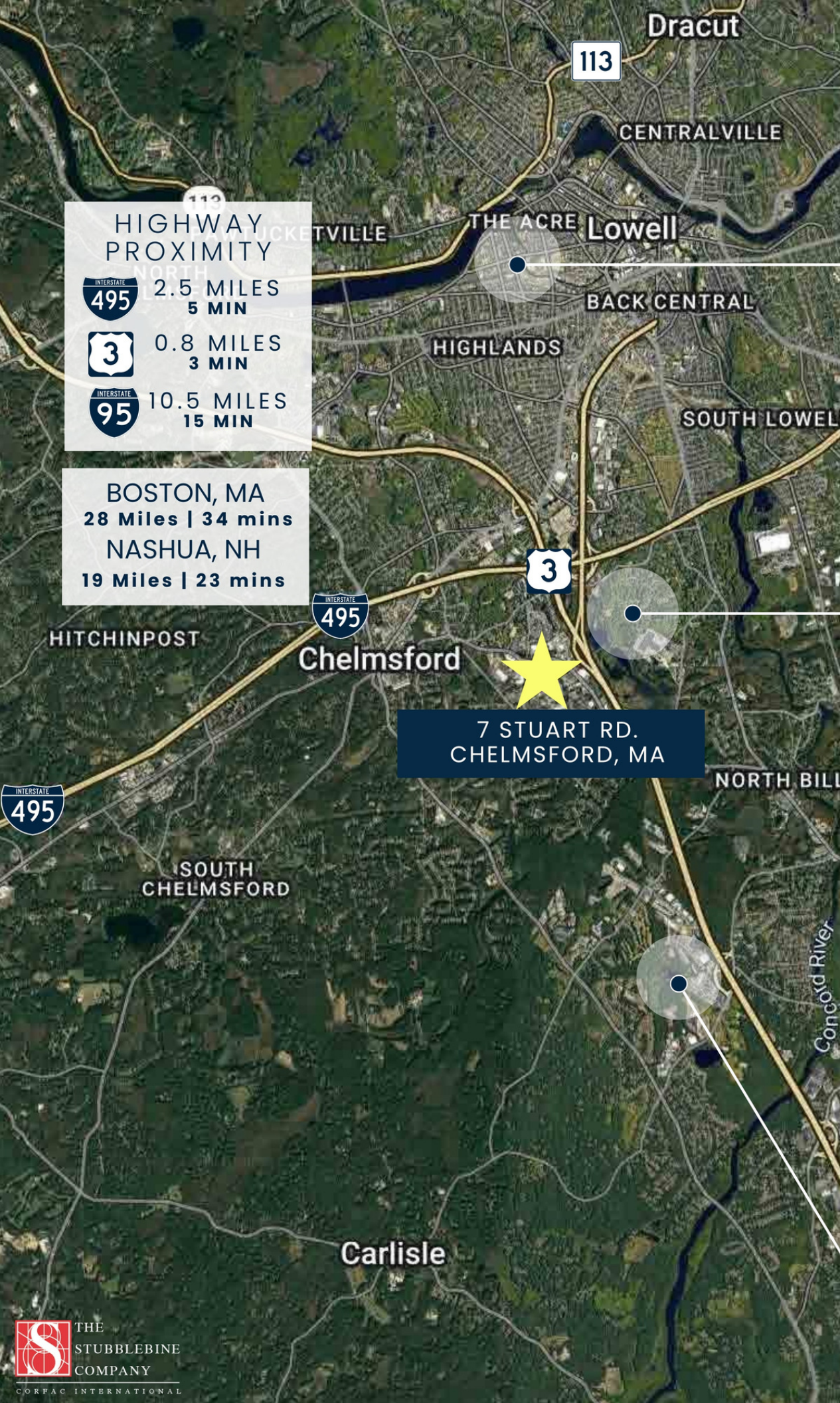
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Existing Floor Plans


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HIGHWAY PROXIMITY

 2.5 MILES
5 MIN

 0.8 MILES
3 MIN

 10.5 MILES
15 MIN

BOSTON, MA
28 Miles | 34 mins

NASHUA, NH
19 Miles | 23 mins

**7 STUART RD.
CHELMSFORD, MA**

-  STOP & SHOP
-  T.J. Maxx
-  Staples
-  Michaels
-  KOHL'S
-  LOWE'S
-  CVS
-  SUNS[®]
-  ThermoFisher
SCIENTIFIC
-  cab
we identify more
-  ANALOG
DEVICES
-  Brooks
-  WADDINGTON
NORTH AMERICA
A NOVOLEX BRAND
-  KRUEGER
FOOD
LABORATORIES, INC.
-  ABC 3M
Supply Co. Inc.
-  FOUR-IN-ONE CO., INC.
MANUFACTURER OF FINE FOOD PRODUCTS
-  Accutronics
-  FedEx[®]
Freight
-  THE THRONE DEPOT
Portable Restroom & Trailer Company
-  Baystate Pool Supplies
-  FMS

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CHELMSFORD, MA

FOR LEASE | 47,100 SF +/- FLEX/LIGHT MANUFACTURING |

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