



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 14,700 - 47,100 SF +/- FLEX/LIGHT MANUFACTURING BUILDING

- 47,100 SF +/- Total Available
- Subdivides to 14,700 SF
- Up to 22' Clear Height
- 100% AC

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL



PROPERTY DESCRIPTION

14,700 - 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

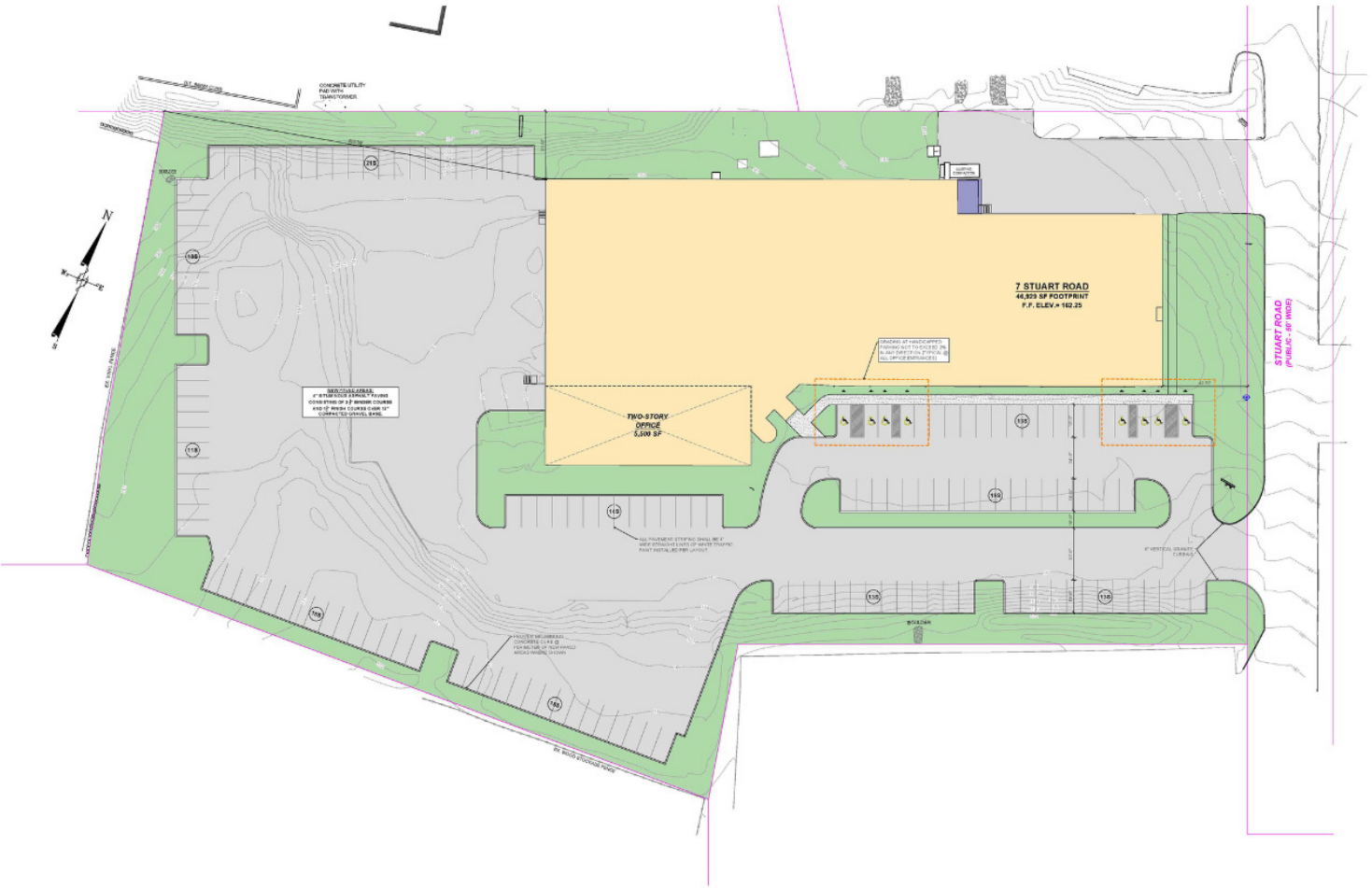
PROPERTY SPECIFICATIONS

Space Available:	14,700 - 47,100 SF
Lot Size:	4.8 Acres
Power:	3,600 Amps
Clear Height:	Up to 22'
Lease Rate:	\$13.95 NNN
NNN:	\$2.92/SF

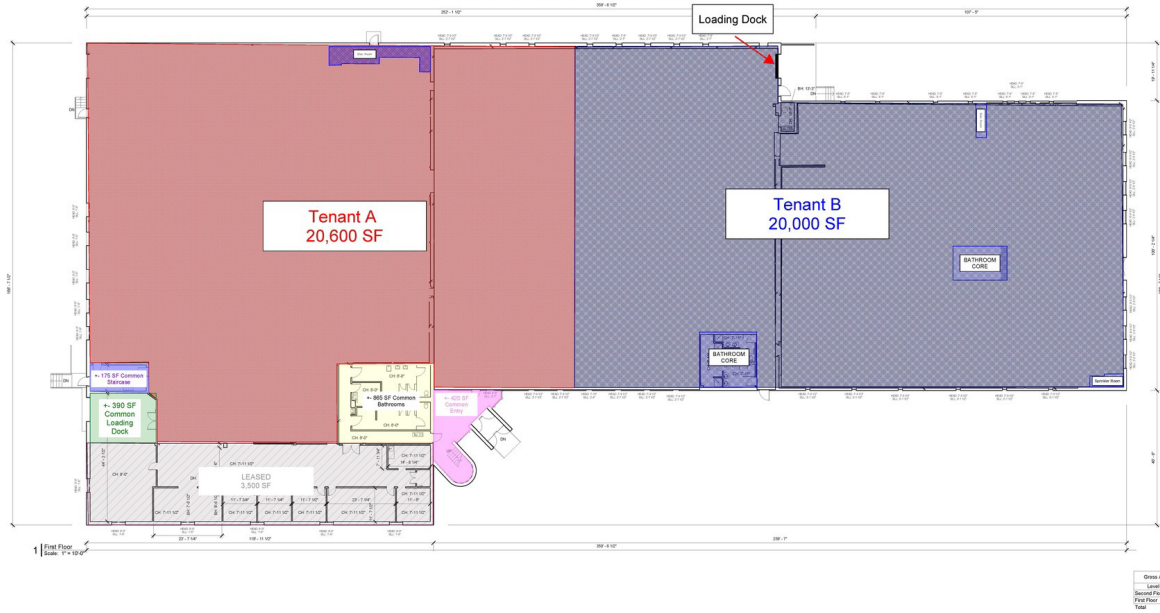
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685



PARKING PLAN



Proposed Subdivision #1



7 Stuart Road

Chelmsford, MA

EXISTING CONDITIONS

The Most Accurate
Existing Conditions Surveys and
As-Built Surveys™

Instructions:

1. In a separate word processing document (Word or equivalent), prepare a 100-page study manual of the following information. The manual should be printed on 8 1/2" x 11" paper.
2. The manual should be printed on one side of the paper.
3. The manual should be printed in a standard font (e.g., Times New Roman, 12 point).
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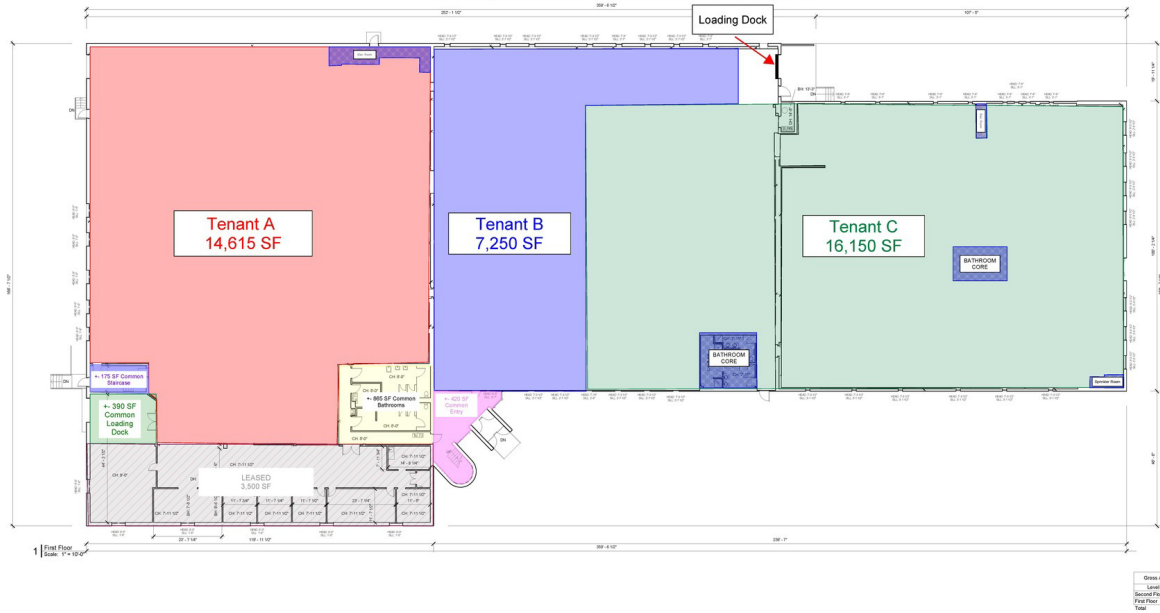
Project Number: 5796709630

Existing Floor
Plans

Level	Area
Second Floor	7233 sq ft
First Floor	40950 sq ft
Total	54183 sq ft

Date: 7/24/2023	EX01
Scale: 1" = 10'-0"	

Proposed Subdivision #2



7 Stuart Road

Chelmsford, MA

EXISTING CONDITIONS

Call us at: (517) 247-9901
info@existingconditions.com
www.existingconditions.com

The Most Accurate
Existing Conditions Surveys and
As-Built Surveys™

[illegible]

Project Number: 8796789630

Existing Floor Plans

Level	Area
Second Floor	7233 sq ft
First Floor	40950 sq ft
Total	54183 sq ft

Date: 7/24/2023	EX01
Scale: 1" = 10'-0"	

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

 Michael's

 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

7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 14,700 - 47,100 SF +/- FLEX/LIGHT MANUFACTURING BUILDING

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