



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 52,450 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

52,450 SF Flex/Light Manufacturing Building.
7 Stuart Road in Chelmsford offers up to 47,100 square feet of high-quality flex/manufacturing space. 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

SUBDIVIABLE	AVAILABLE	UNIT 1	UNIT 2
Square Foot:	47,100	25,900	14,700
Clear Height:	12'3"	12'3"	9'9"
Loading Docks:	3	1	2
Office Space:	6,500 SF	Subdividable: 3,250 SF	

PROPERTY SPECIFICATIONS

Building Size:	54,000 SF
Available:	47,100 SF
Lot Size:	4.8 Acres
Power:	3,600 Amps
Unit 1 Clear Height:	12'3"
Unit 2 Clear Height:	9'9"
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





AVAILABLE OFFICE SPACE ON FLOOR 2

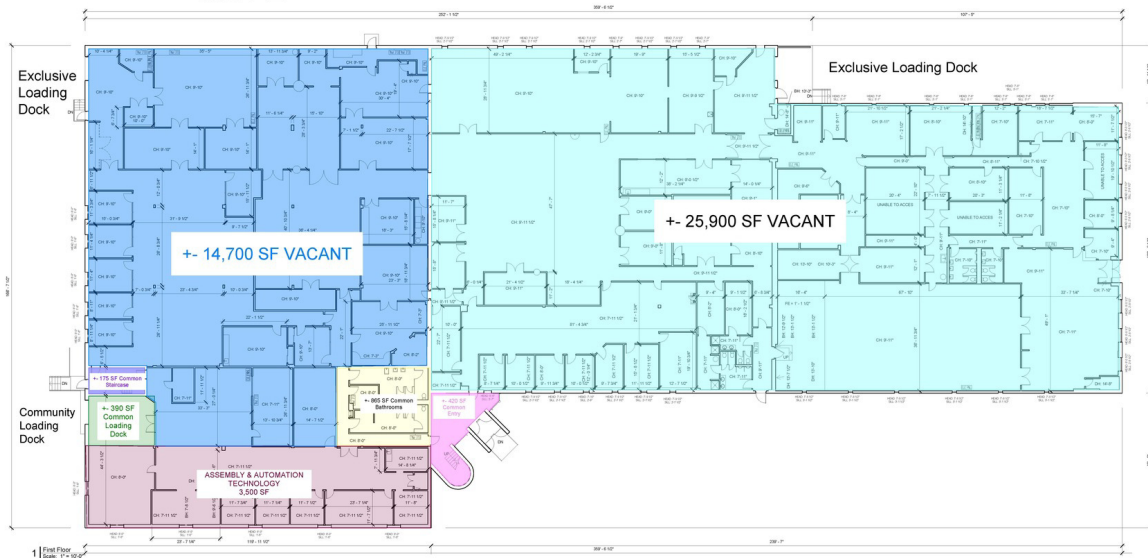


Subdivide Down
to 3,250 SF

**+ - 47,100 SF TOTAL
VACANCY**

UNIT 2

UNIT 1



7 Stuart Road

Channahon, IL

EXISTING CONDITIONS

Get us at: 815.337.9951
info@stuartgroup.com
www.stuartgroup.com

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As-Built Surveys are a critical component of any construction project. They provide a detailed record of the existing conditions of a building or structure, which is essential for planning and executing any renovation or construction work. Our team of experienced surveyors uses the latest technology to ensure the most accurate and reliable results.

Project Number: 070679805

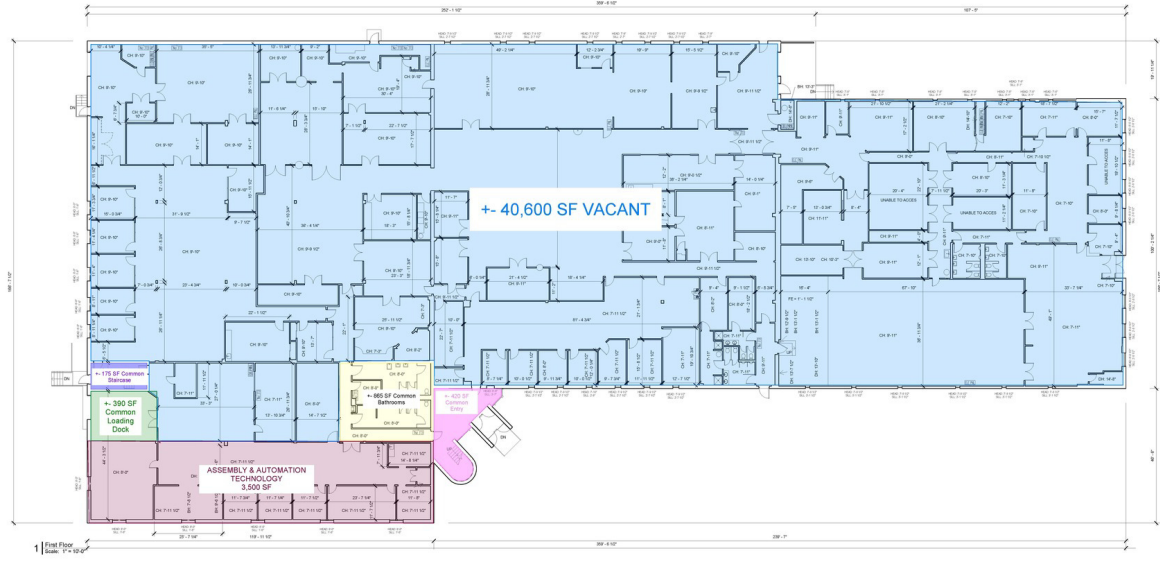
Existing Floor Plans

Area	Legend	Scale
Ground Floor	1" = 60'-0"	1" = 60'-0"
First Floor	1" = 60'-0"	1" = 60'-0"
Total	1" = 60'-0"	1" = 60'-0"

EX01



+ - 47,100 SF TOTAL VACANCY



7 Stuart Road

Chandler, AZ

EXISTING CONDITIONS

Call us at 1-877-347-9931
info@existingconditions.com
www.existingconditions.com

The Most Accurate
Existing Conditions Surveys and
As-Built Surveys

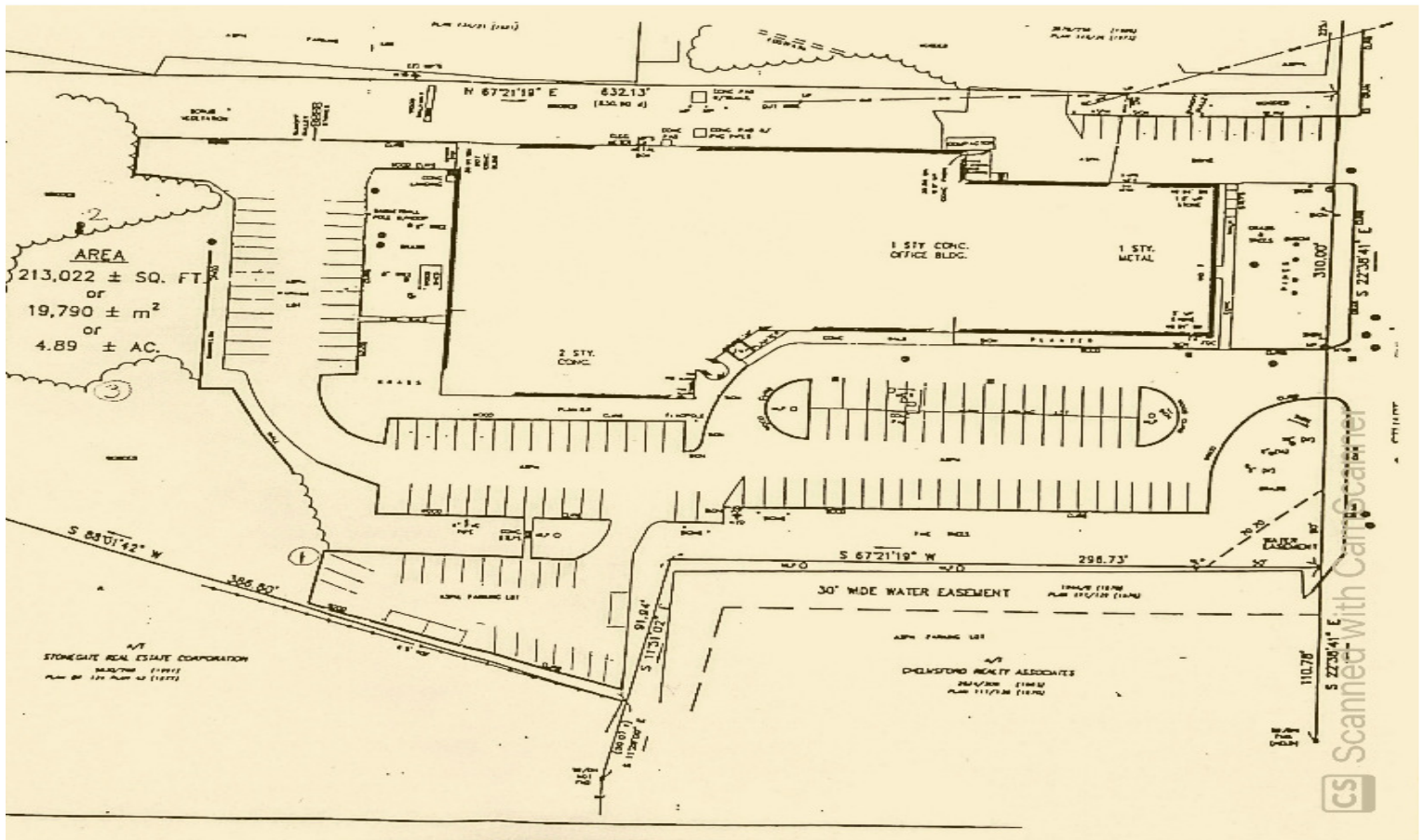
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and industrial properties. Our
surveys are used by architects,
engineers, and construction
professionals to ensure that
new construction projects are
built to the correct specifications
and to identify any existing
issues or discrepancies.

Project Number: 070609003

Existing Floor
Plans

Area	Schedule
First Floor	11/1/2020
Second Floor	11/1/2020
Third Floor	11/1/2020
Total	34,000 SF

EX01



ADDITIONAL PHOTOS



Unit 1



Unit 1 Warehouse Space



Community Entry Way



Second Floor Office Space



Unit 2



Unit 2

HIGHWAY PROXIMITY



2.5 MILES
5 MINUTES



10.5 MILES
15 MINUTES



0.8 MILES
3 MINUTES



11 MILES
15 MINUTES

DRACUT

113

LOWELL

RETAIL AREA



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

GNC
LIVE WELL

Walgreens

DUNKIN'



NORTH
CHELMSFORD

RETAIL AREA

STOP&SHOP

TJ-maxx

Staples

Michael's
KOHL'S

SEPHORA

LOWE'S

CVS

SHOWCASE
CINEMAS

CHELMSFORD



7 STUART RD
CHELMSFORD, MA

RETAIL AREA

Walmart

MARKET BASKET

**THE HOME
DEPOT**

Marshalls

Hannaford

CVS

DUNKIN'

SOUTH
CHELMSFORD

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**PRESSED
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CARLISLE

BILLERICA

CONCORD RIVER



25 MILES TO
BOSTON

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7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 52,450 SF FLEX/LIGHT MANUFACTURING BUILDING

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