



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

SUBDIVISIBLE	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

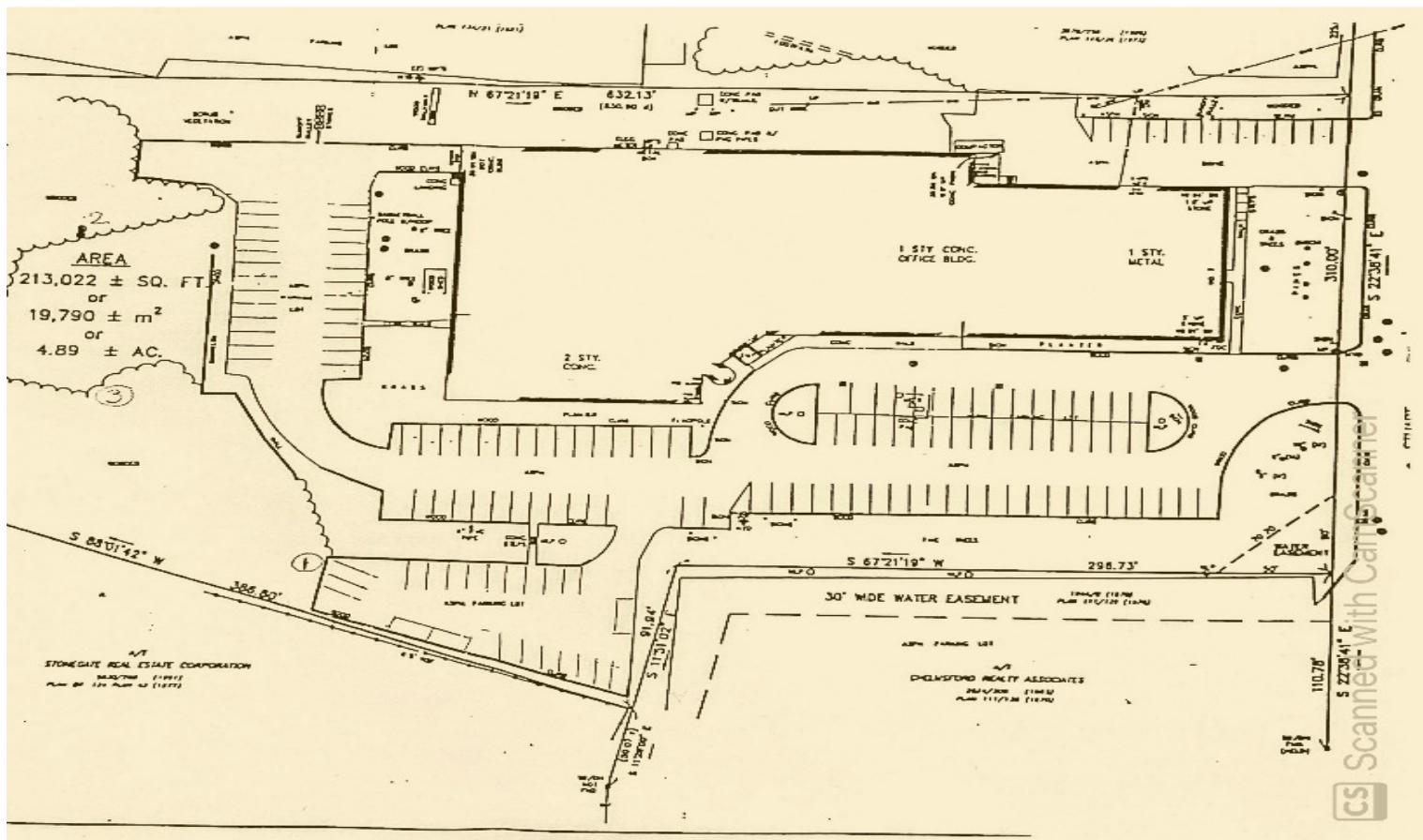
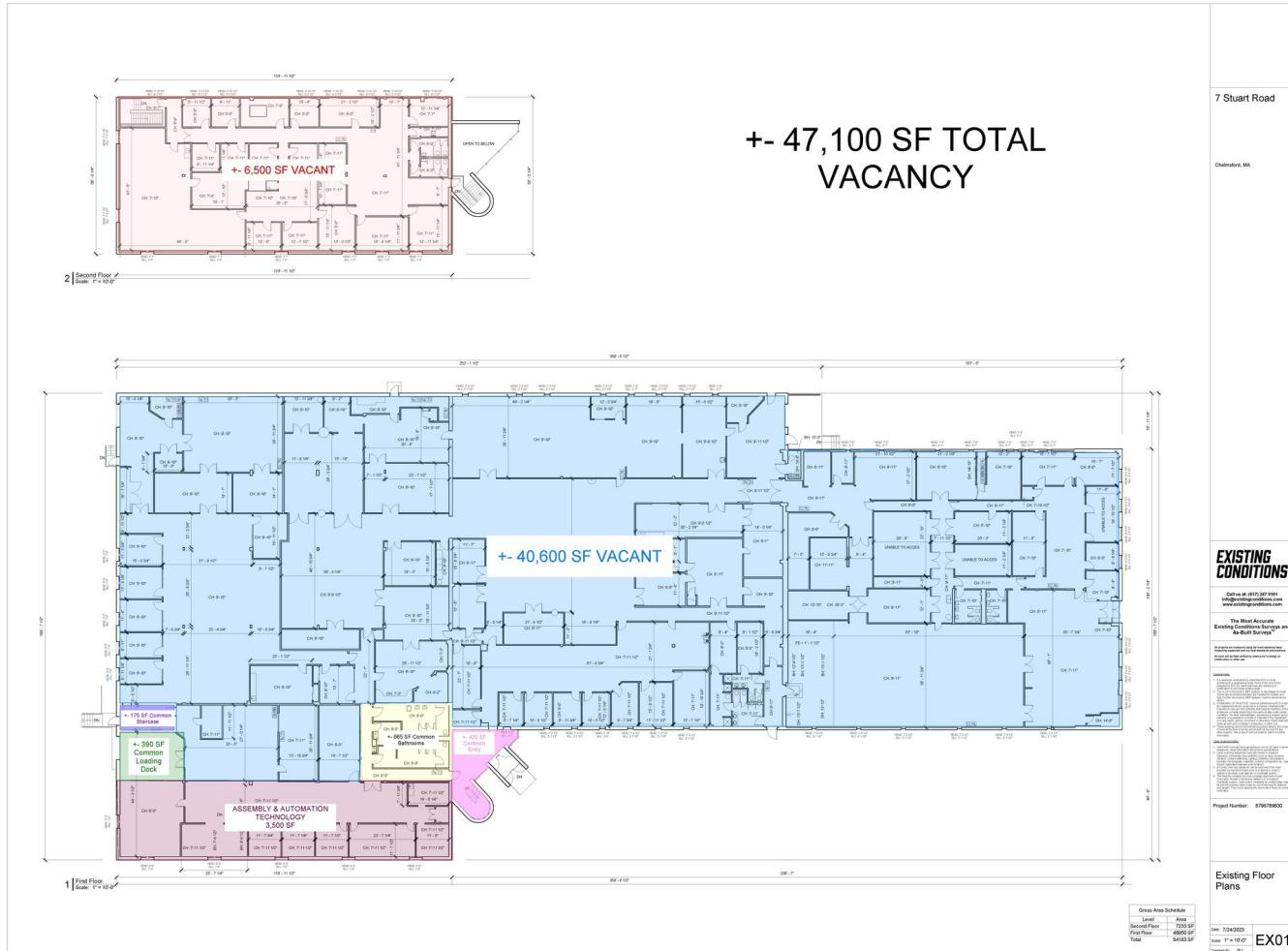
PROPERTY SPECIFICATIONS

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

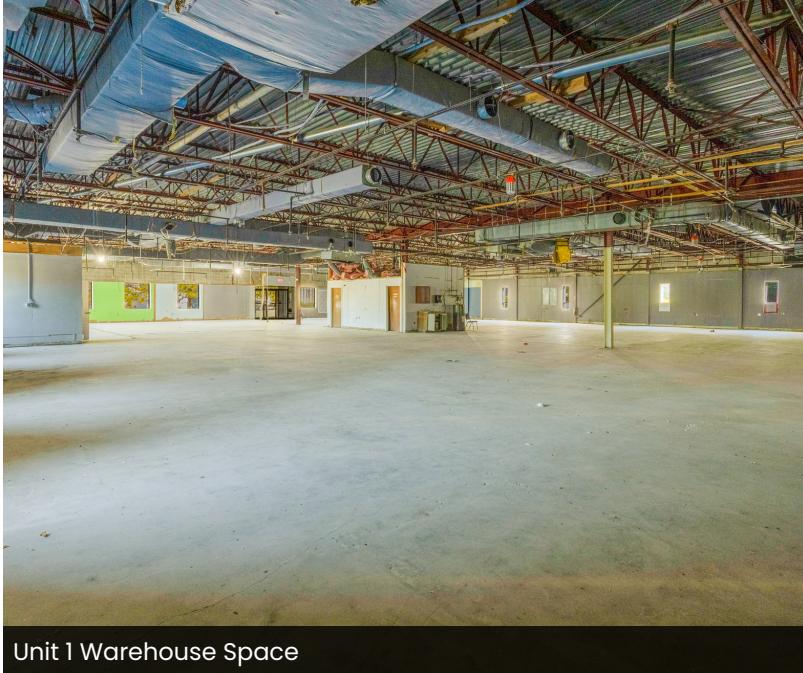




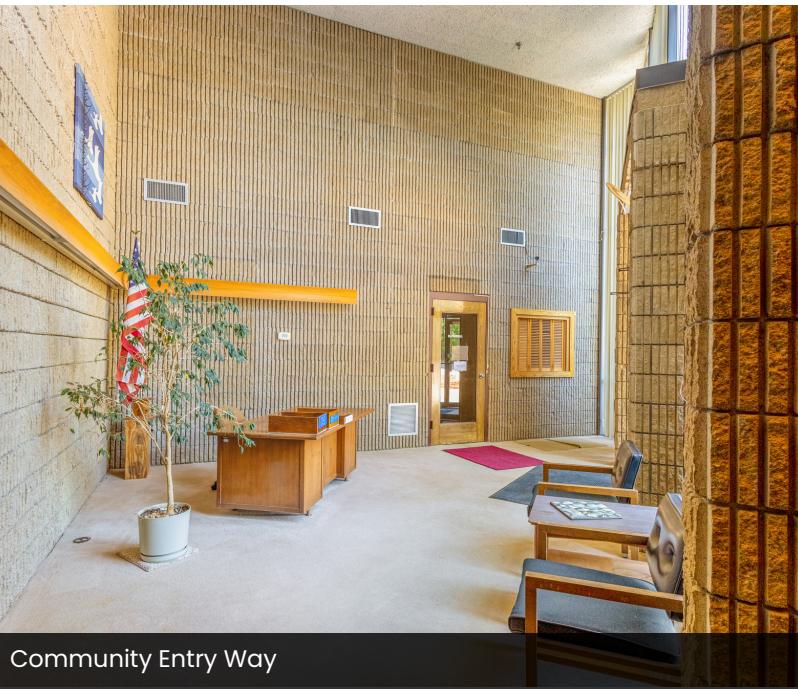
ADDITIONAL PHOTOS



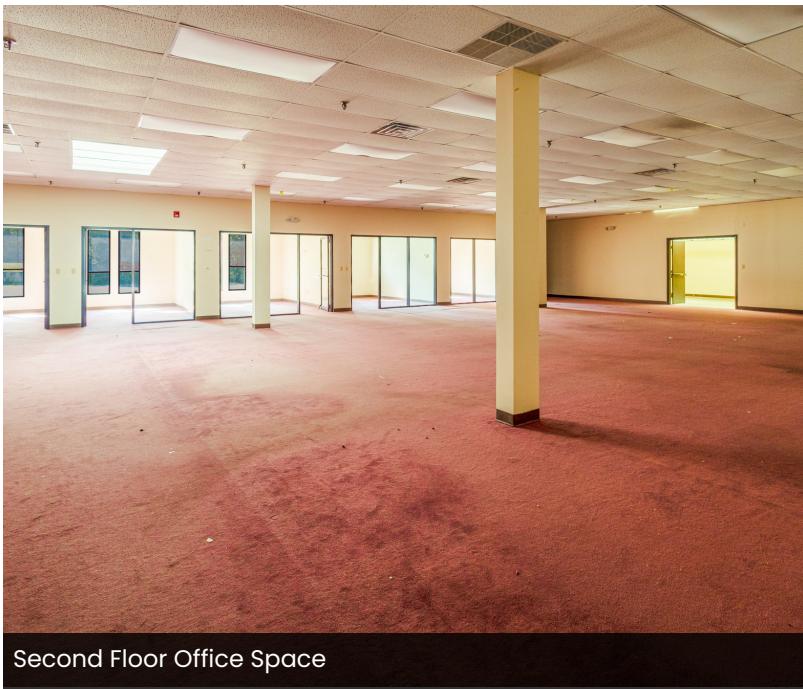
Unit 1



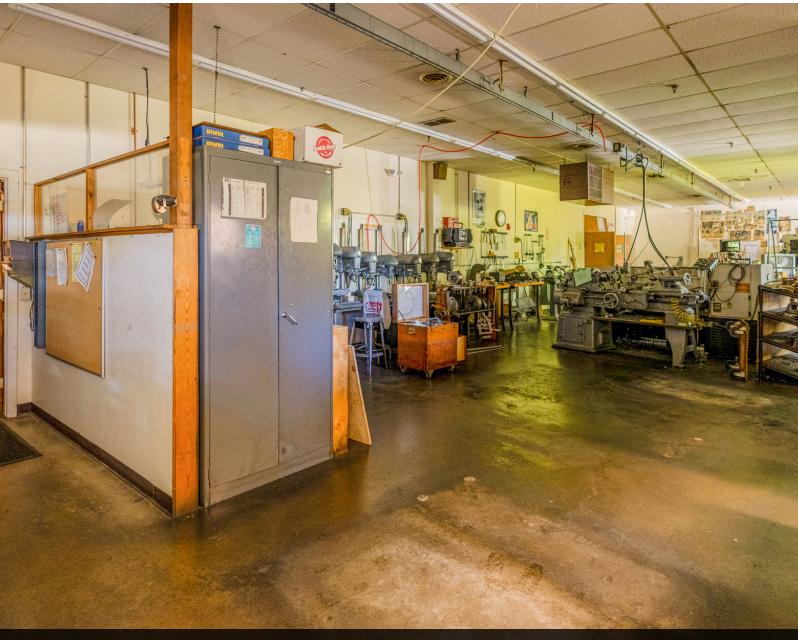
Unit 1 Warehouse Space



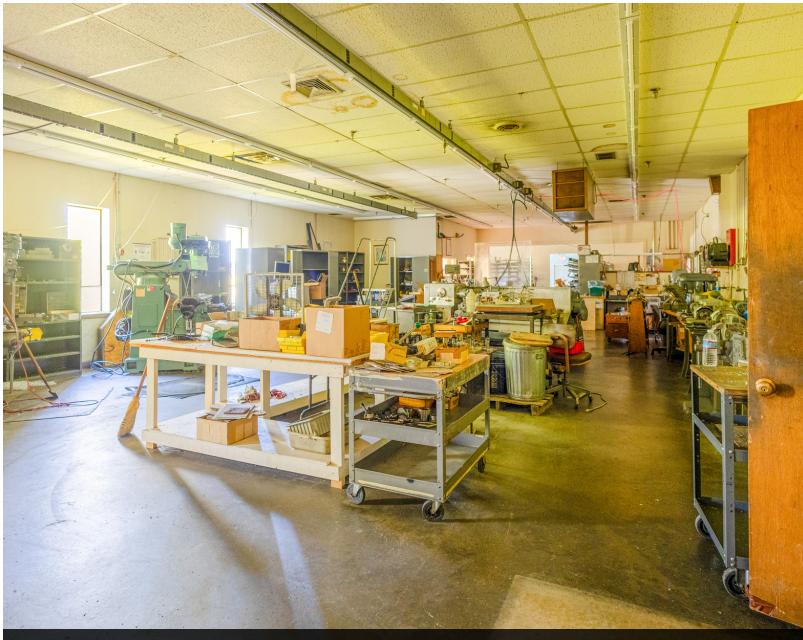
Community Entry Way



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

NORTH CHELMSFORD

RETAIL AREA

STOP&SHOP

T.J.maxx

Staples

Michaels

KOHL'S

SEPHORA

LOWE'S

CVS

SHOWCASE CINEMAS

INTERSTATE 495

SOUTH CHELMSFORD

INDUSTRIAL AREA

WADDINGTON NORTH AMERICA
A NOVOLEX BRAND

ANALOG DEVICES

KRUEGER FOOD LABORATORIES, INC.

cab
we identify more

FOUR-IN-ONE CO., INC.
MANUFACTURER OF FINE FOOD PRODUCTS

3M

Thermo Fisher SCIENTIFIC

Brooks

SUNS®

ABC Supply Co. Inc.

Accutronics

RESSED CAFE

DRACT

113

LOWELL

RETAIL AREA

TARGET

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

GNC
LIVE WELL

Walgreens

DUNKIN'



RETAIL AREA

Walmart

MARKET BASKET



Marshalls

Hannaford

CVS

DUNKIN'

NORTH BILLERICA

BILLERICA



**7 STUART RD
CHELMSFORD, MA**

CHELMSFORD



CARLISLE

CONCORD RIVER



25 MILES TO BOSTON

THE STUBBLEBINE COMPANY
CORPAC INTERNATIONAL

7 STUART ROAD

CHELMSFORD, MA

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

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