



# 7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | FLEX/LIGHT MANUFACTURING BUILDING

- 27,600 SF Total Available (subdividable) with Loading Dock
- 12'3" Clear Height
- Sub-dividable
- 100% AC



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COMPANY

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

50,600 SF Flex/Light Manufacturing Building

## PROPERTY HIGHLIGHTS

- 27,600 SF Available
- 1,700 SF with Shared Loading Dock
- 6,500 SF of Office/Flex on the Second Floor Available
- 12'3" Clear Height in the front 12,000 SF Space
- 9'9" Clear Height in the back 7,400 SF Space as is (11'5" if ceiling is ripped out)
- Less than 1 mile from Route 3
- 3 Tailboard Loading Docks
- Building has 100% AC

## OFFERING SUMMARY

Building Size:	50,600 SF
Available:	27,600 SF Total
Lot Size:	4.8 Acres
Power:	3,600 Amps
Schoeffel International Corp LED:	08/2025
Lease Rate:	\$13.95
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



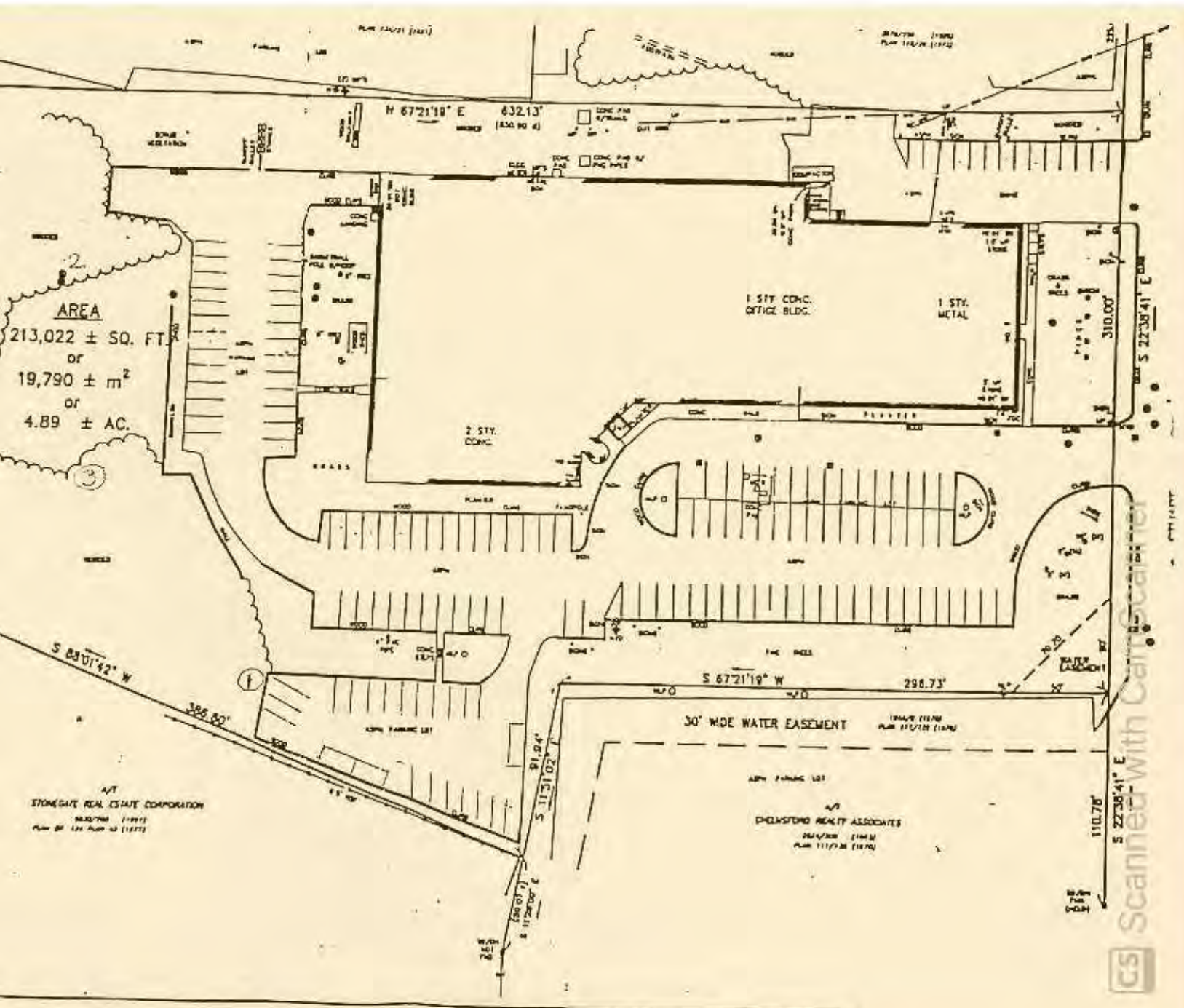




# FLOOR PLANS

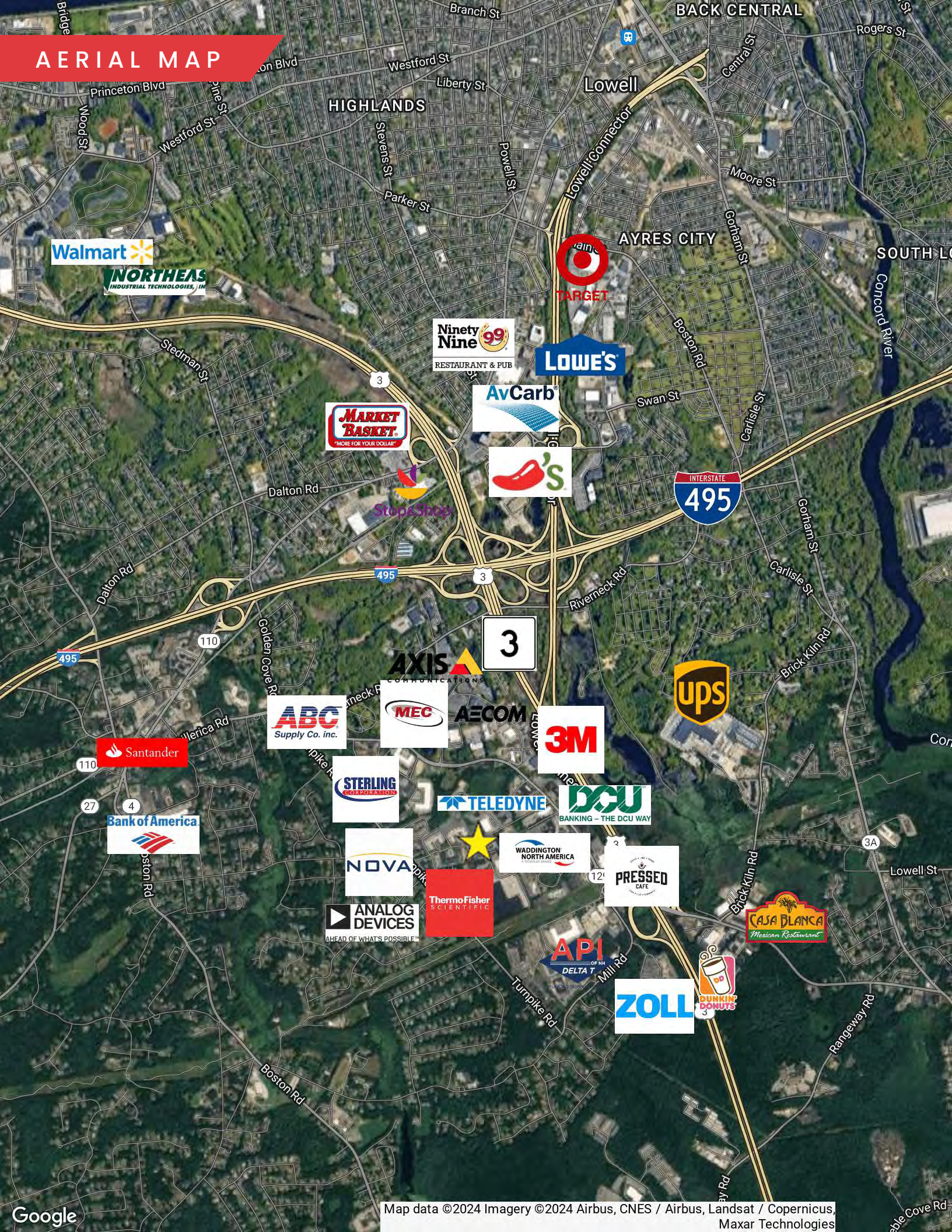


# SITE PLANS





# AERIAL MAP





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