



93 BRICK KILN RD

CHELMSFORD, MA

FOR SALE | 9.63 FULLY PERMITTED ACRES

- Fully Permitted Site: 48,910 SF Warehouse/Flex Building
- 0.8 Miles from Route 3
- 3.2 Miles from Route 495



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Fully Permitted Industrial Site:

48,910 SF Industrial Building on 9.63 AC for Sale

PROPERTY HIGHLIGHTS

- 0.6 Miles from Route 3A
- 0.8 Miles from Route 3
- 3.2 Miles from Route 495

PROPERTY SPECIFICATIONS

Building Size (Permitted):	48,970 SF
Lot Size:	9.63 AC
Ceiling Height:	30' Clear
Loading:	7 ext. tailboard docks
Columns:	27'w x 35'd
Floor Thickness:	6" Concrete Slab
Construction:	Reinforced Concrete & Steel
Sprinkler:	ESFR
Utilities:	Water, Electric, Gas, Sewer
Parking:	50 Spaces
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,426	71,828	180,442
Total Population	63,361	197,869	496,400
Average HH Income	\$128,624	\$127,427	\$166,348

setronics
security integrators

Habitat
for Humanity
of Greater Lowell



LP LAMINATED
PLASTICS
DISTRIBUTORS & FABRICATORS

3

VALLEY RINKS

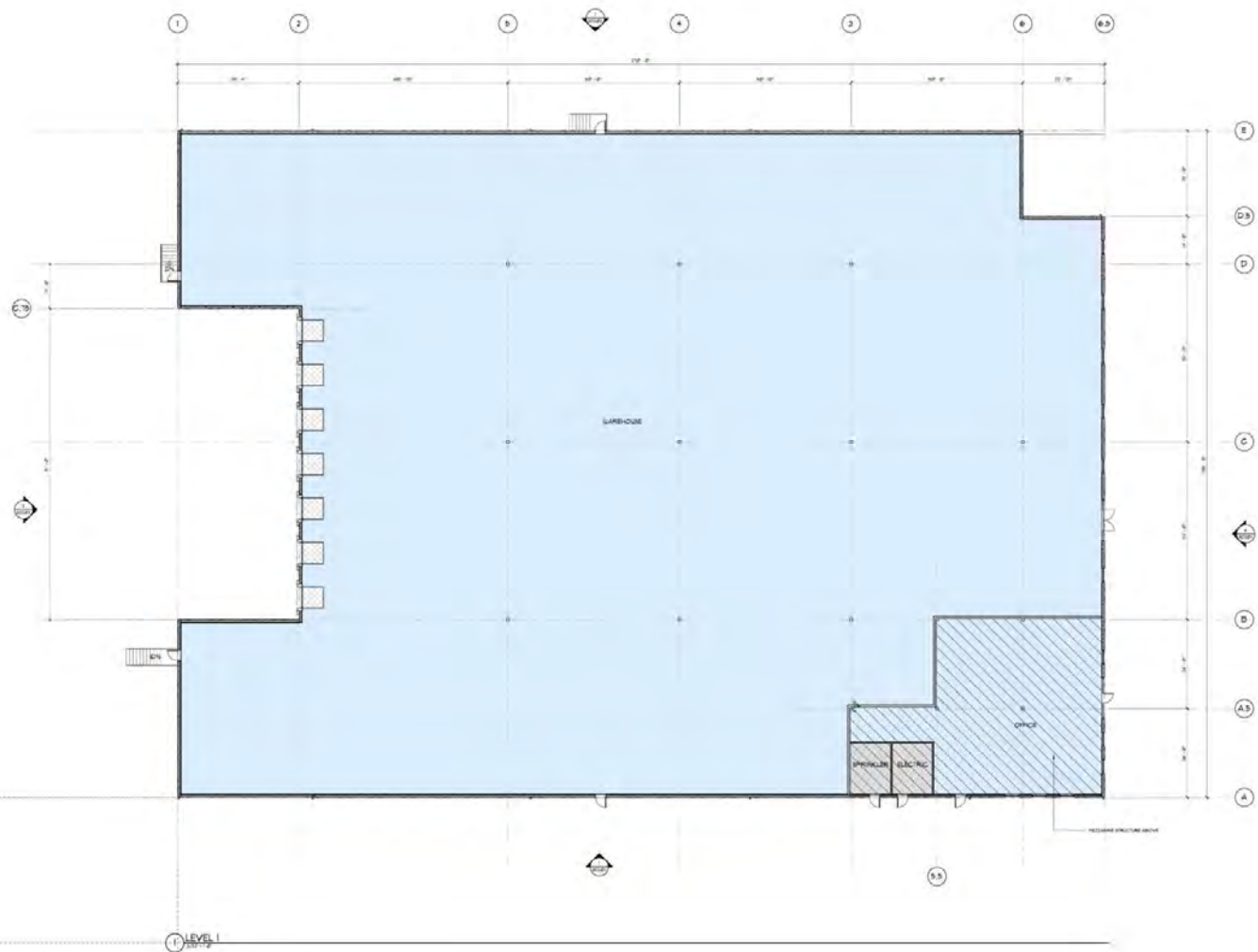
CENTIMARK



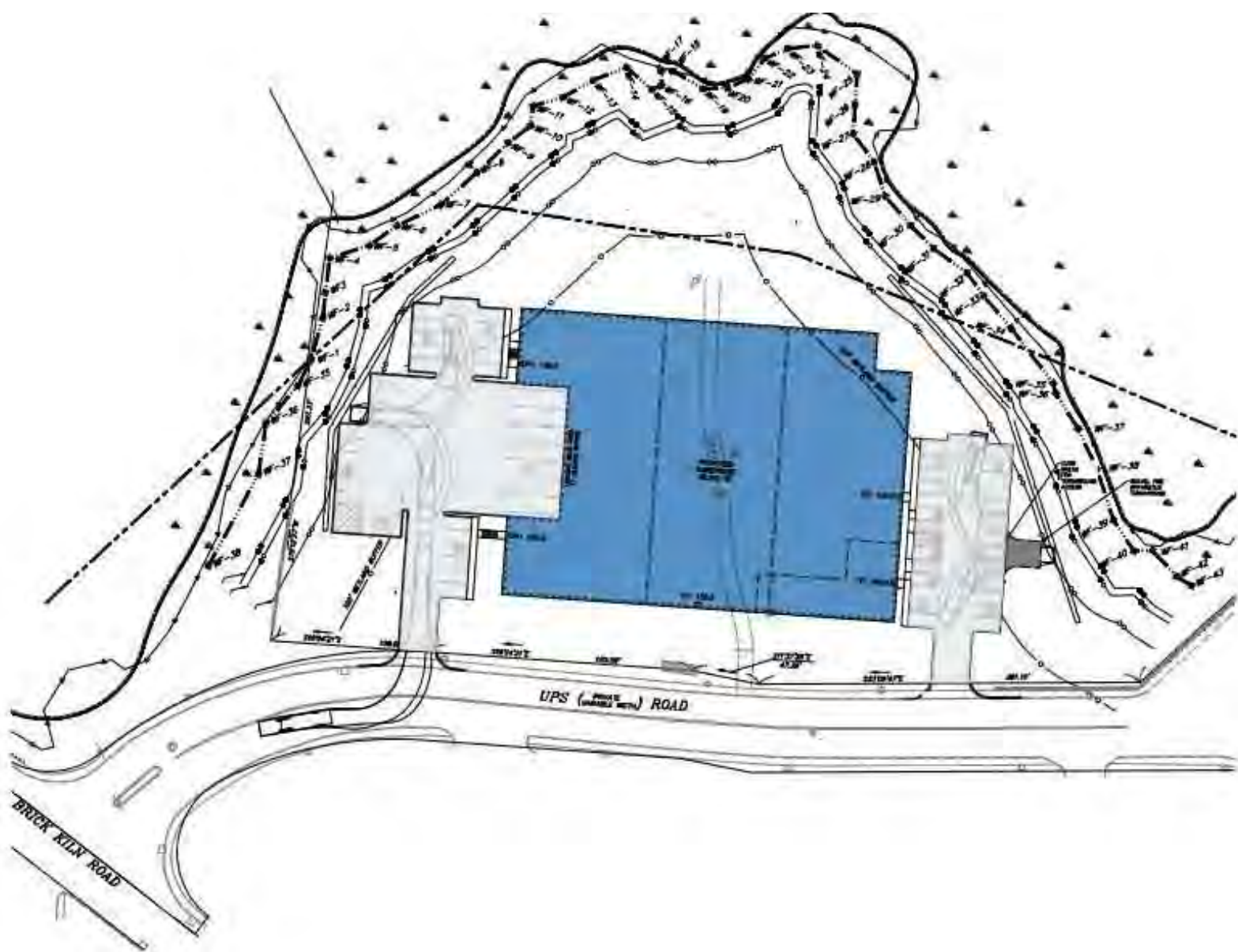
CONCEPT PLANS

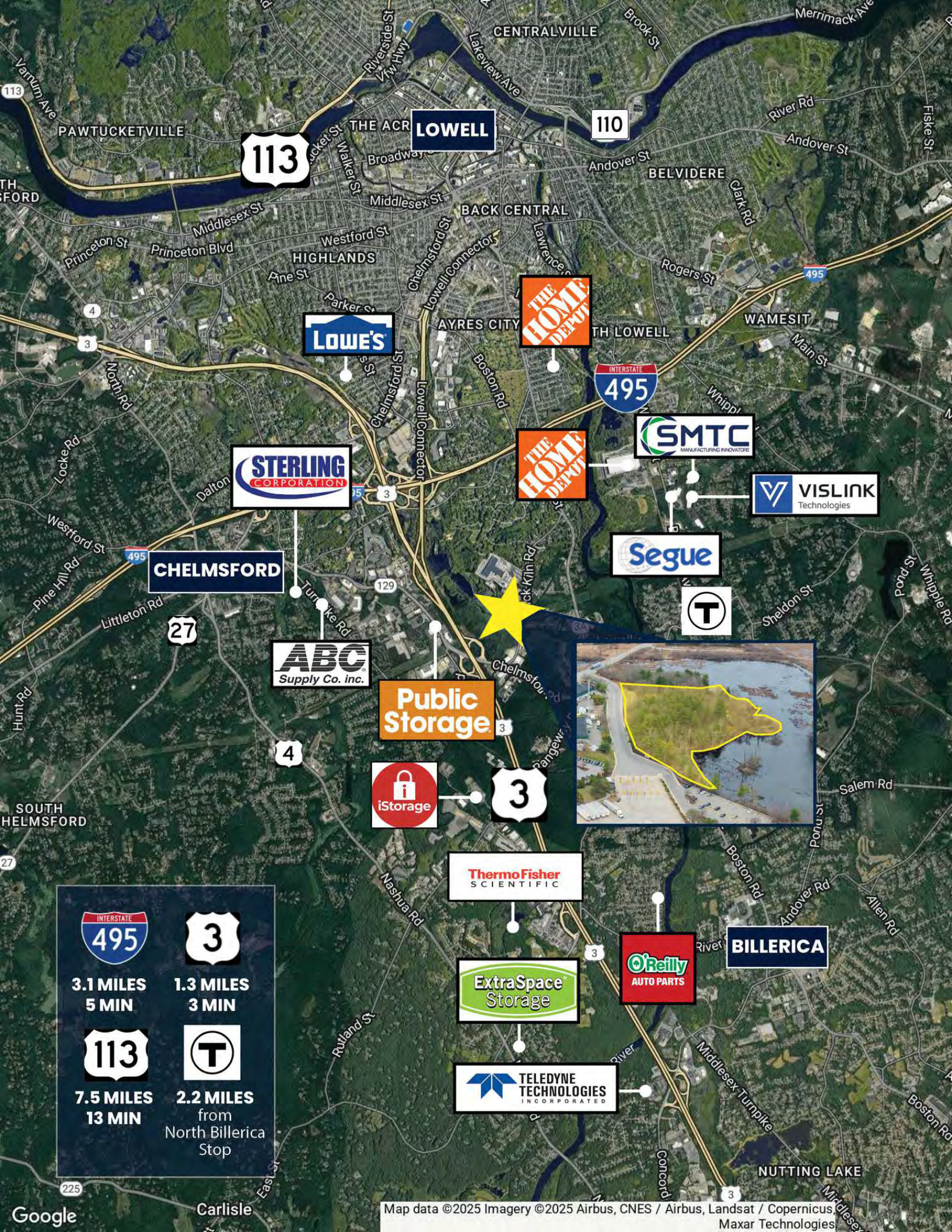


CONCEPT PLAN



CONCEPT PLAN





LOWELL



CHELMSFORD



BILLERICA

3.1 MILES
5 MIN

1.3 MILES
3 MIN

7.5 MILES
13 MIN

2.2 MILES
from North Billerica Stop

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