



93 BRICK KILN RD

CHELMSFORD, MA

FOR SALE | FULLY PERMITTED 48,970 SF ONE-STORY INDUSTRIAL BUILDING

- Located just off Route 3 in an Established Industrial Park
- 3.7 Dry, Flat, Useable Acres



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Fully Permitted 48,910 SF Industrial Building on 9.63 AC for Sale (3.7 Dry, Flat, Useable Acres)

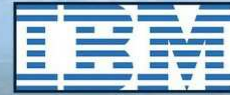
PROPERTY HIGHLIGHTS

- 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:	\$2.5 Million

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



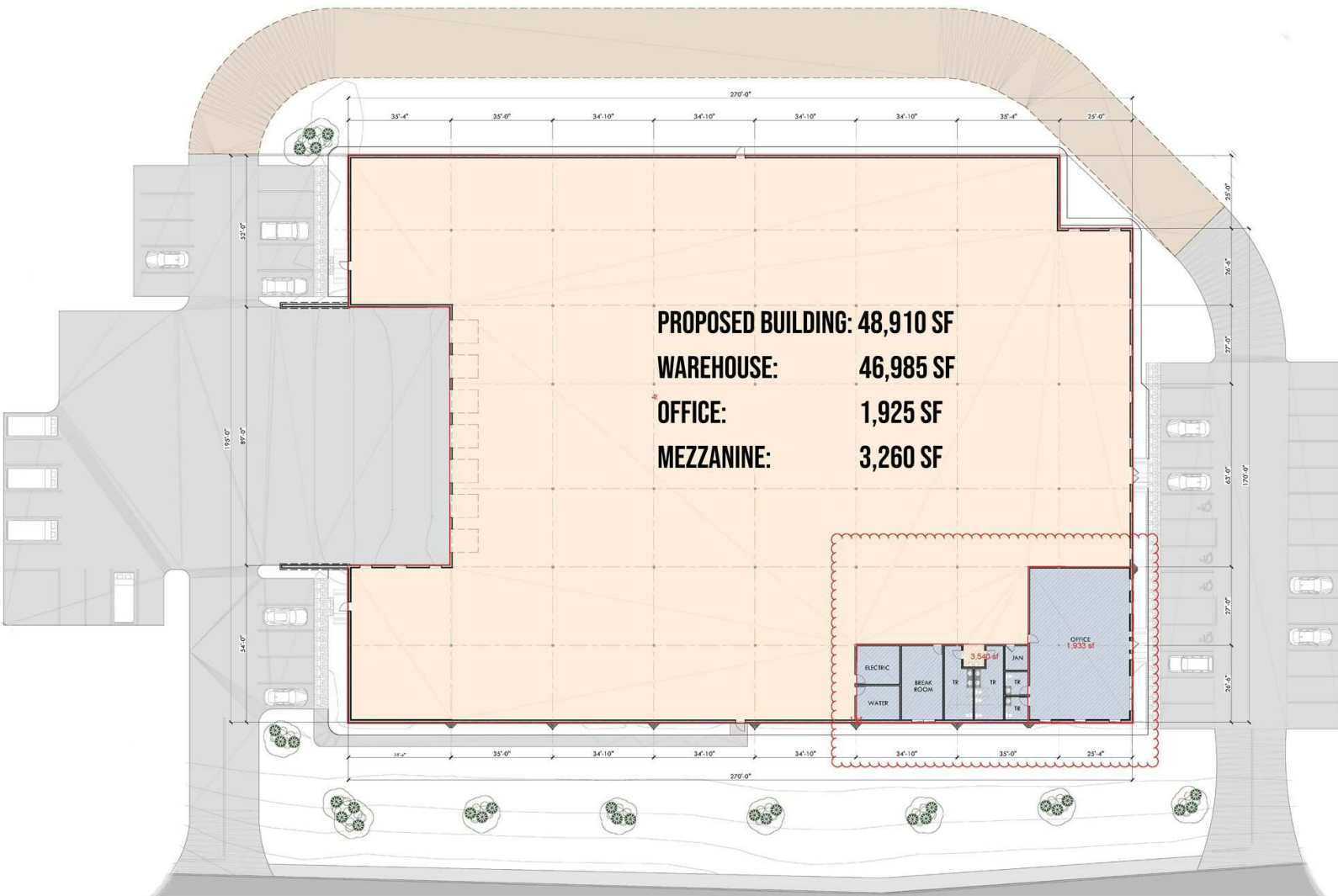
*APPROXIMATELY 2.5 ACRES DRY LAND INCLUDED IN 9.63 TOTAL ACRES



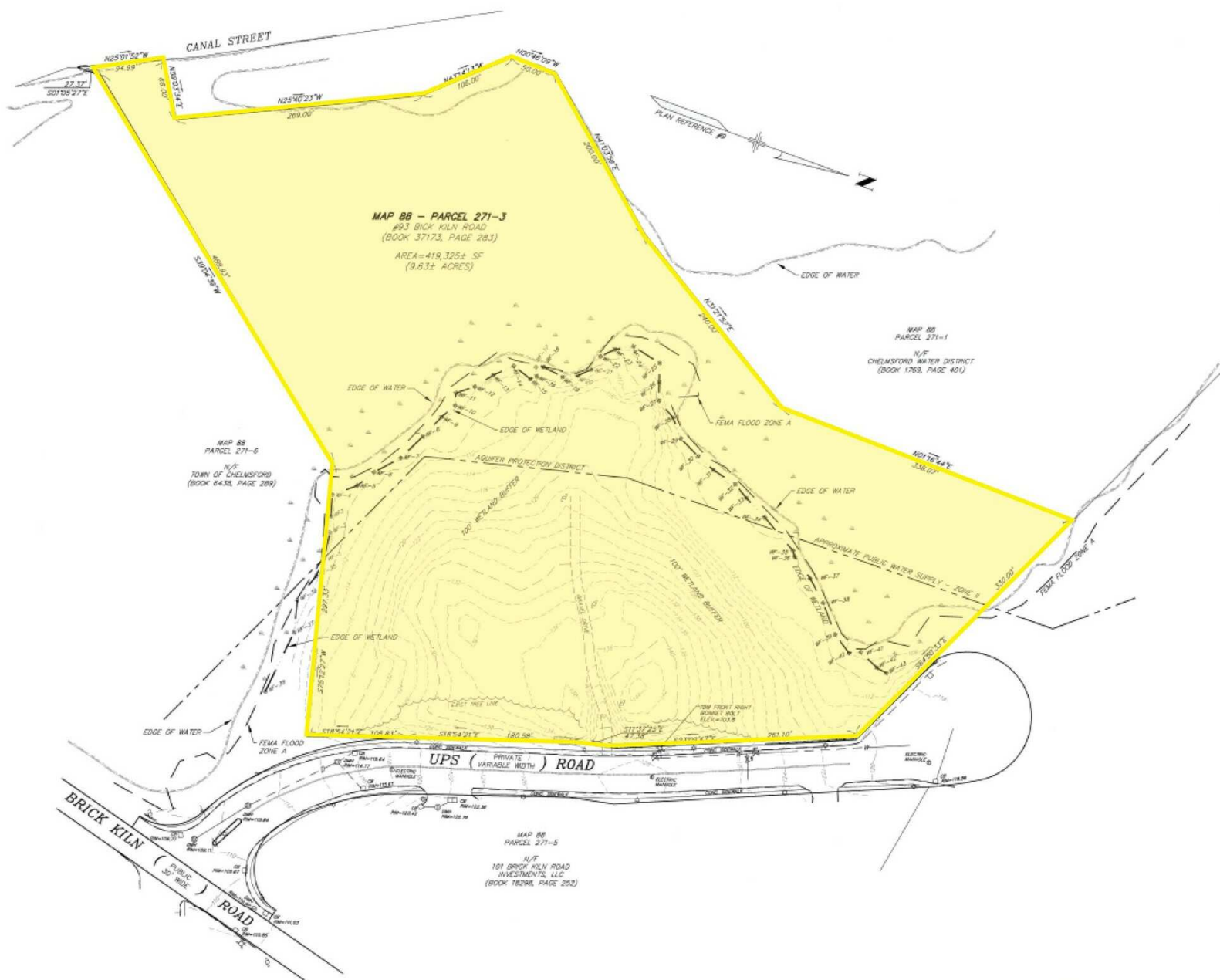
CONCEPT PLANS

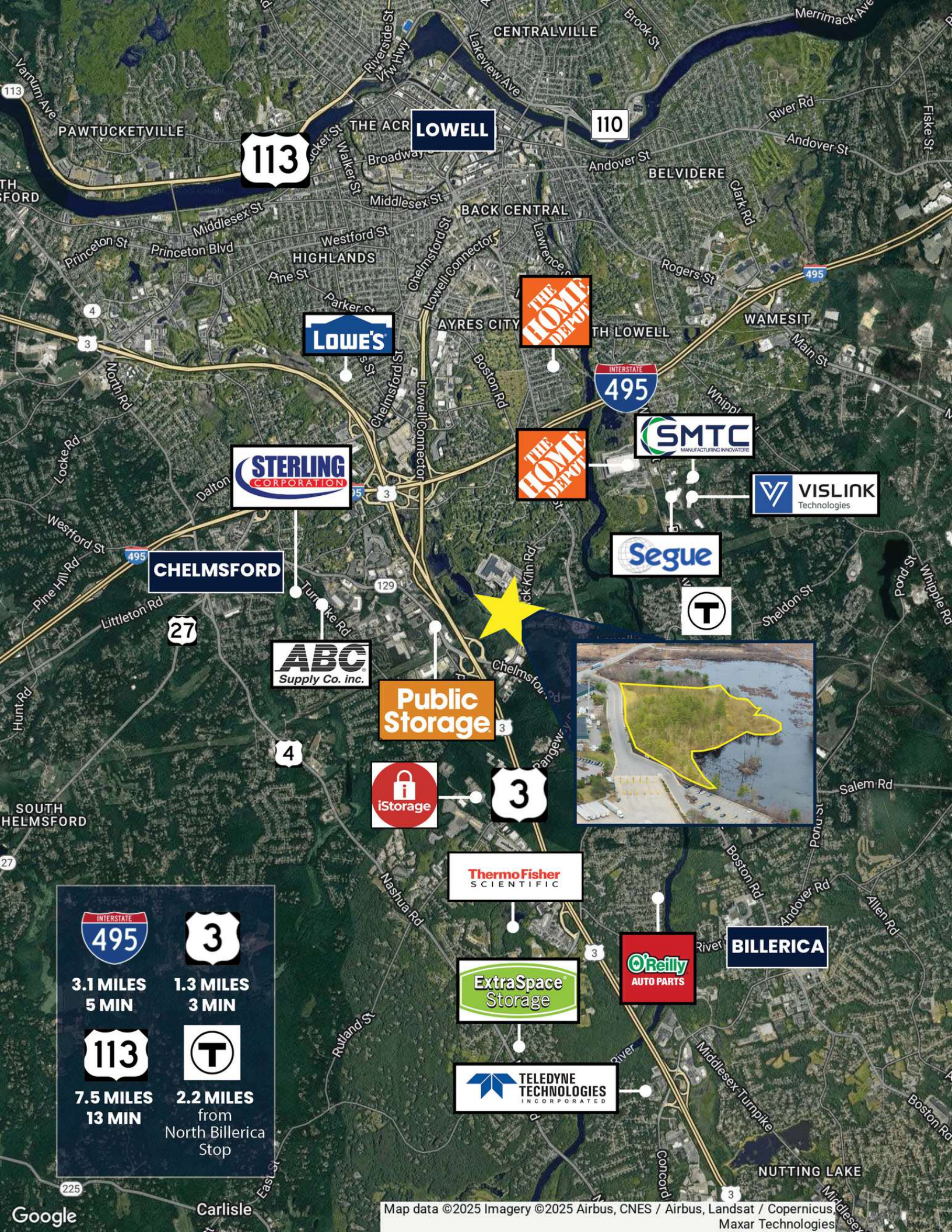


APPROVED PLAN



SITE 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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