



FOR SALE OR LEASE

525 GREAT RD

LITTLETON, MA

99,922 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

99,922 SF Industrial Building Available for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17	88	672
Total Population	48	253	1,863
Average HH Income	\$238,048	\$251,308	\$250,774

LOCATION HIGHLIGHTS

- 1 Mile to I-495
- 5 Minutes to Route 2
- 10 Miles to Route 3
- 15 Minutes from Lowell
- 30 Minutes to Worcester
- 45 Minutes to Boston

PROPERTY SPECS

Building Size:	99,922 SF
Office Space:	9,949 SF
Lot Size:	7.86 AC
Clear Height:	27'8"-31'8"(warehouse) 15'8"-19'7"(shipping area)
Loading:	Six (6) tailboard docks with dock levelers
Year Built:	1975 (original) 2004 (expansion)
Air Conditioning:	Office Only
Sprinkler:	Wet system
Lighting:	LED (replaced in 2020)
Roof:	Standing seam metal roof
Parking:	95 Spots
Heat:	Propane
Zoning:	IA, Littleton Village Overlay District West
Available:	11/1/2026
Lease Rate:	\$8.95 NNN
Sale Price:	\$150/s.f.

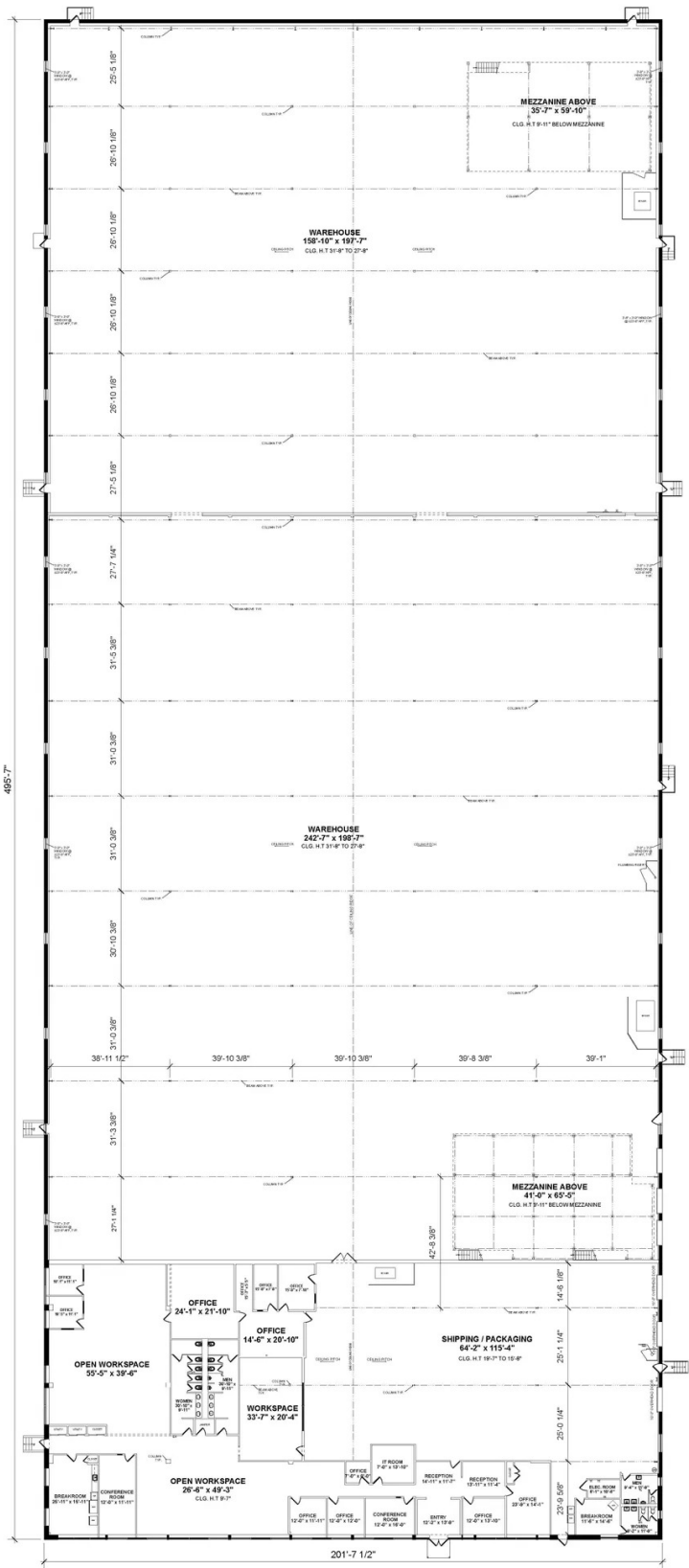
ADDITIONAL PHOTOS







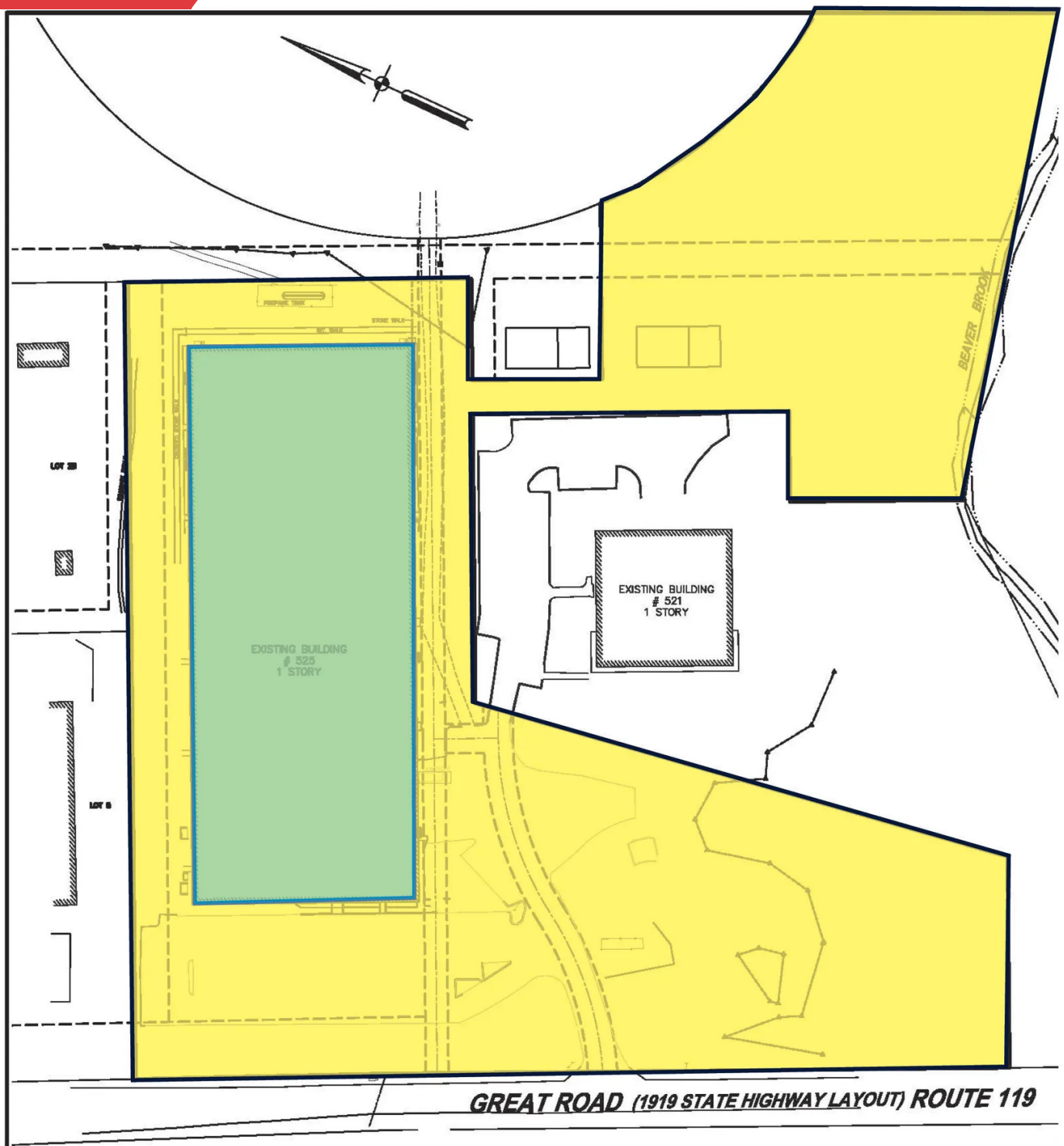
FLOOR PLAN



BUILDING AREA CALCULATIONS
Office Area = 9,949 SF
Warehouse Area = 99,973 SF
Total Gross Building Area = 99,922 SF
Mezzanines = 4,668 SF

A-1 SHEET NUMBER	FLOOR PLANS	SHEET TITLE	525 GREAT ROAD LITTLETON, MA		DESCRIPTION NO. BY DATE REVISIONS	NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE, SUITE 100 BOSTON, MA 02116 (800) 328-0217
			PROJECT NAME			
			DATE			
APPROVED BY:	DESIGNED BY:	SCALE:	9-2024			

SITE PLAN



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