



525 GREAT RD

LITTLETON, MA

99,922 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

- 28'-32' Clear
- On 7.86 AC
- Adjacent to Route 119
- 1 Mile to I-495

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

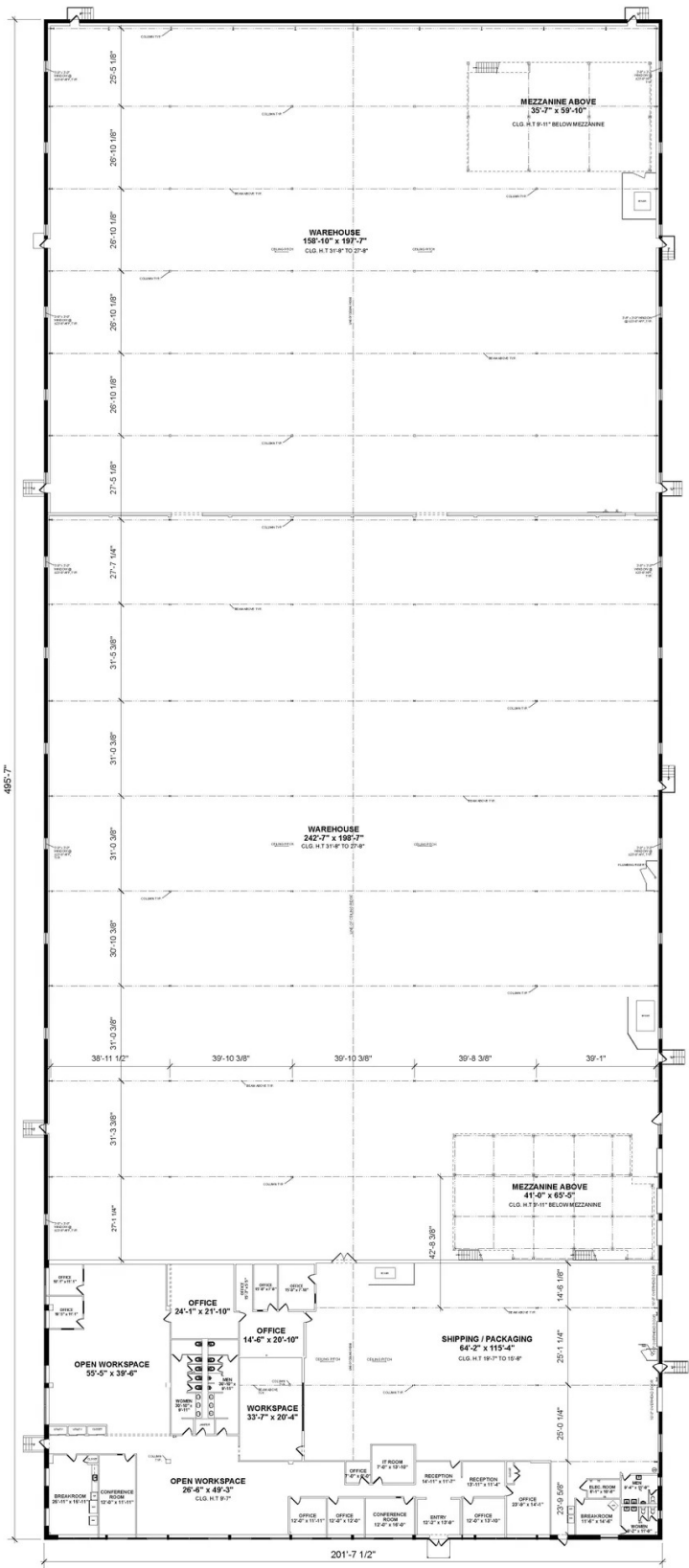
PROPERTY SPECS

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.





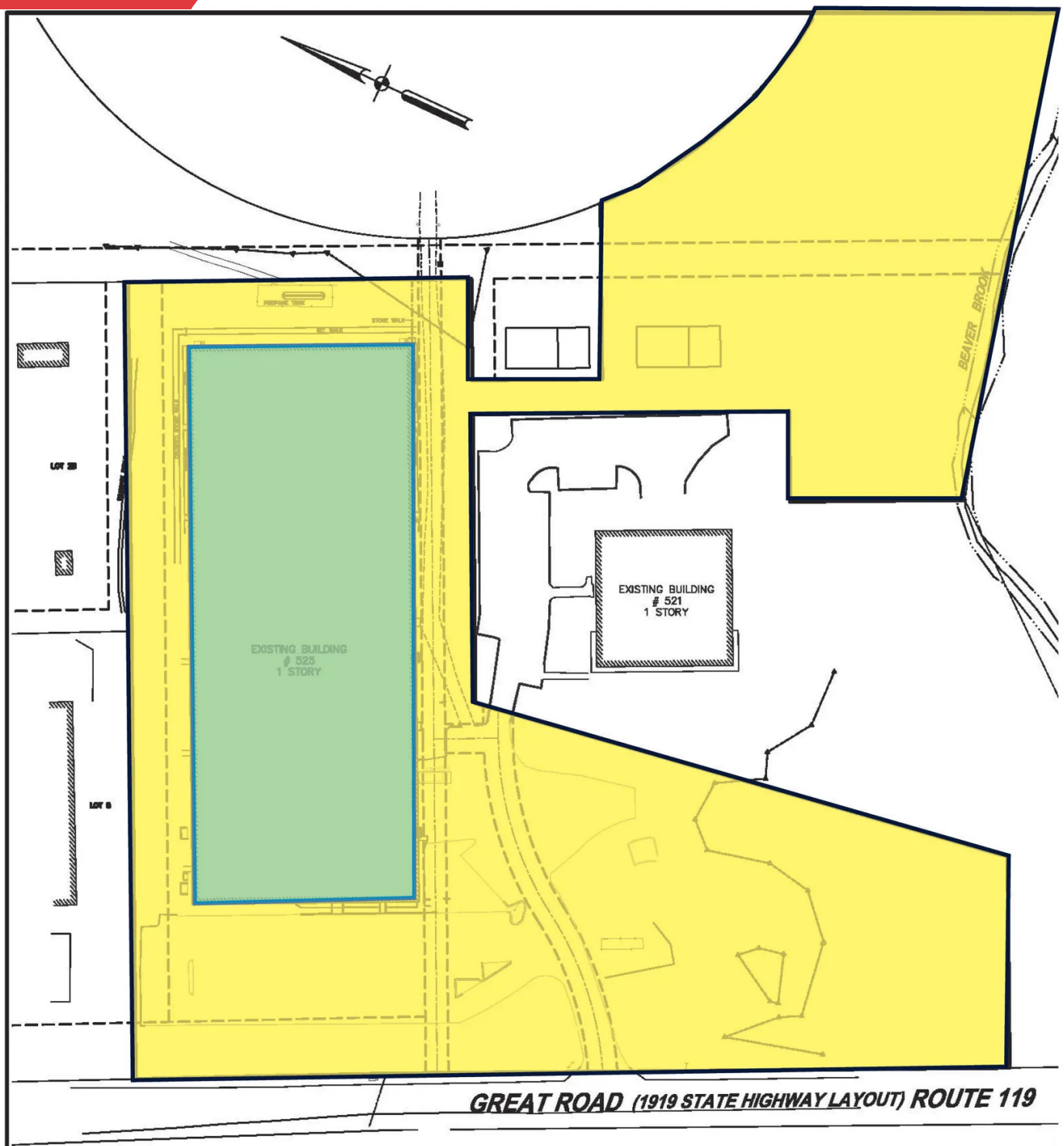
FLOOR PLAN



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	PROJECT NO.	SCALE	DATE	PROJECT NAME	525 GREAT ROAD LITTLETON, MA		DESCRIPTION NO. BY DATE REVISIONS	NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE, SUITE 100 BOSTON, MA 02116 (800) 328-0217

SITE PLAN



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