



# 525 GREAT RD

## LITTLETON, MA

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99,922 SF INDUSTRIAL BUILDING FOR LEASE

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

99,922 SF Industrial Building Available for 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

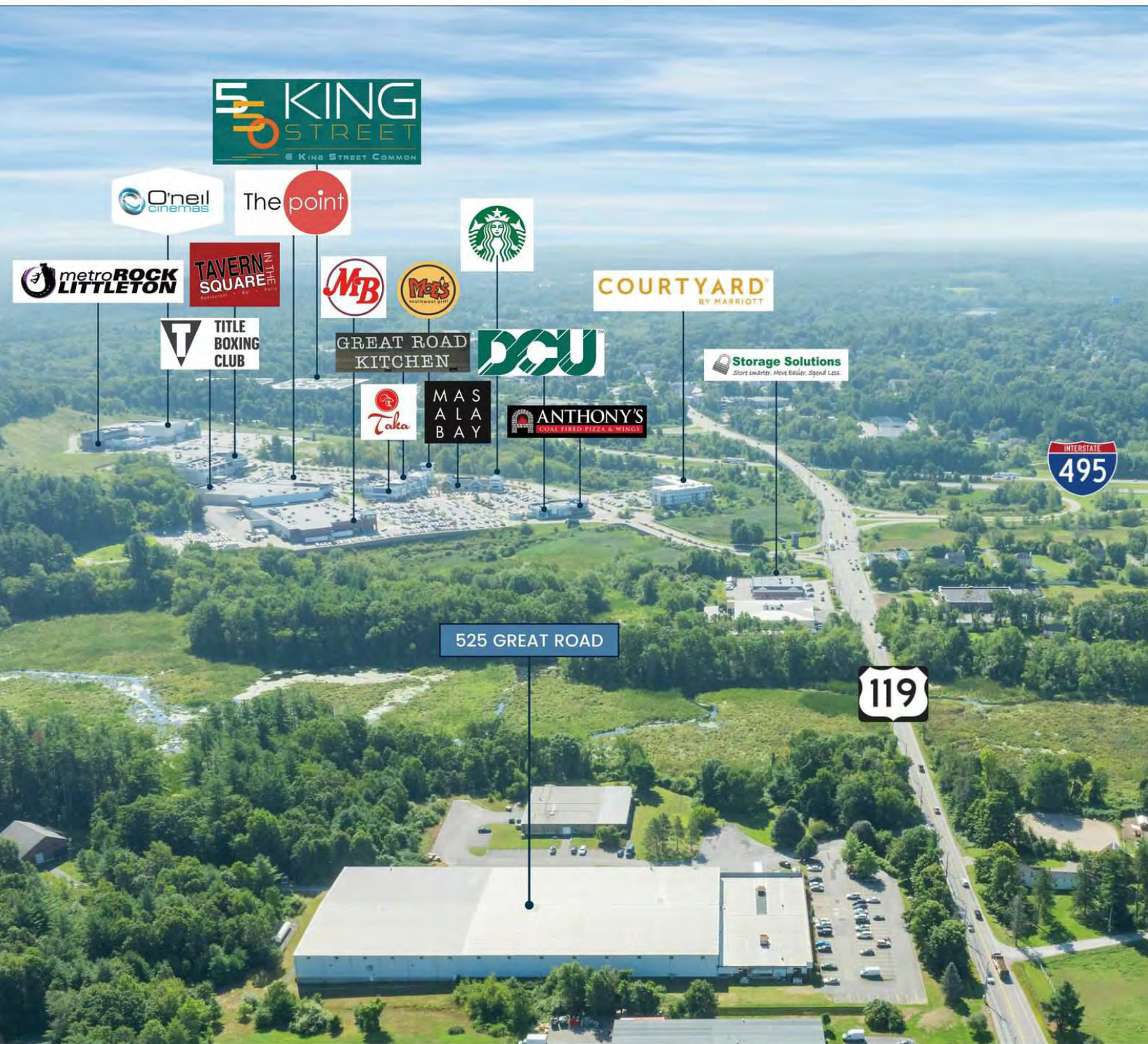
- 1 Mile to I-495
- 5 Minutes to Route 2
- 10 Miles to Route 3
- 15 Minutes from Lowell
- 30 Minutes to Worcester
- 45 Minutes to Boston

## 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:	\$11.95 NNN



## ADDITIONAL PHOTOS



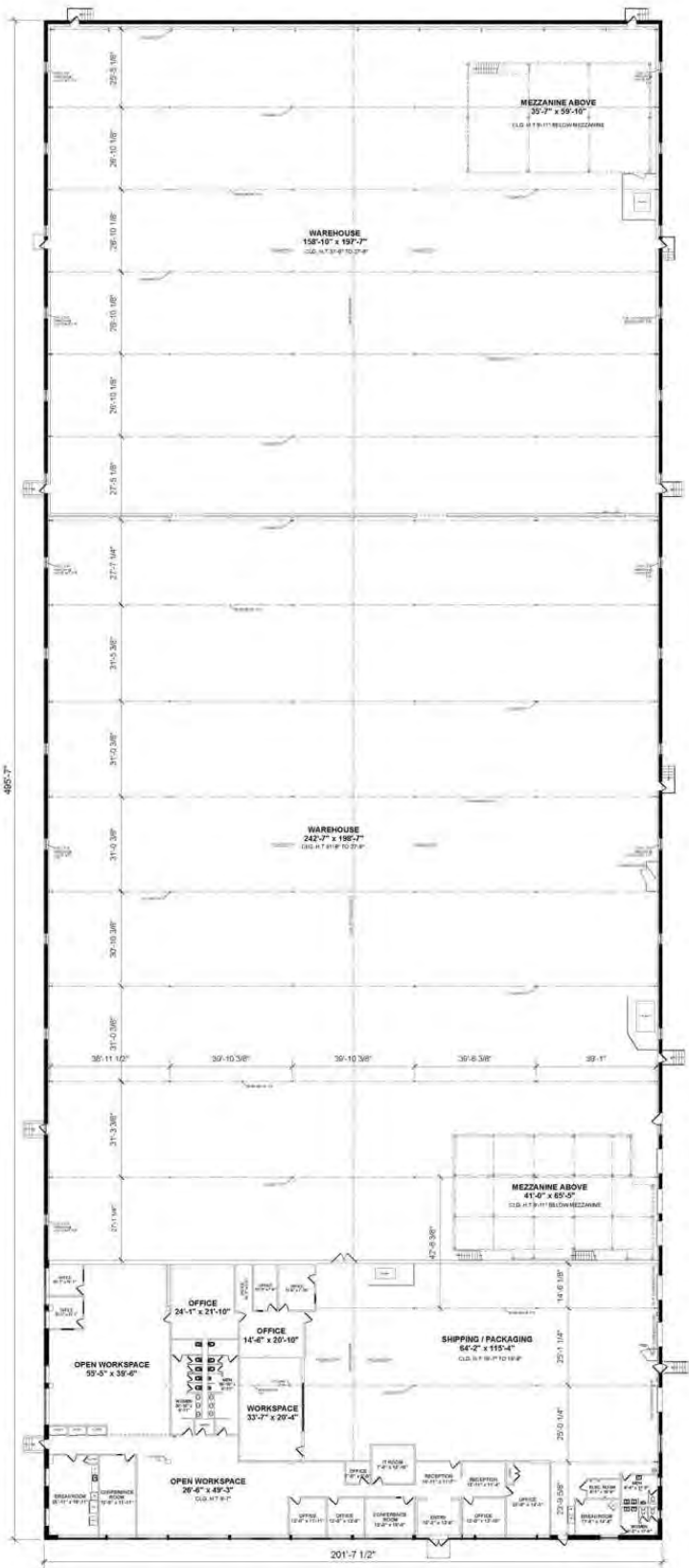








FLOOR PLAN

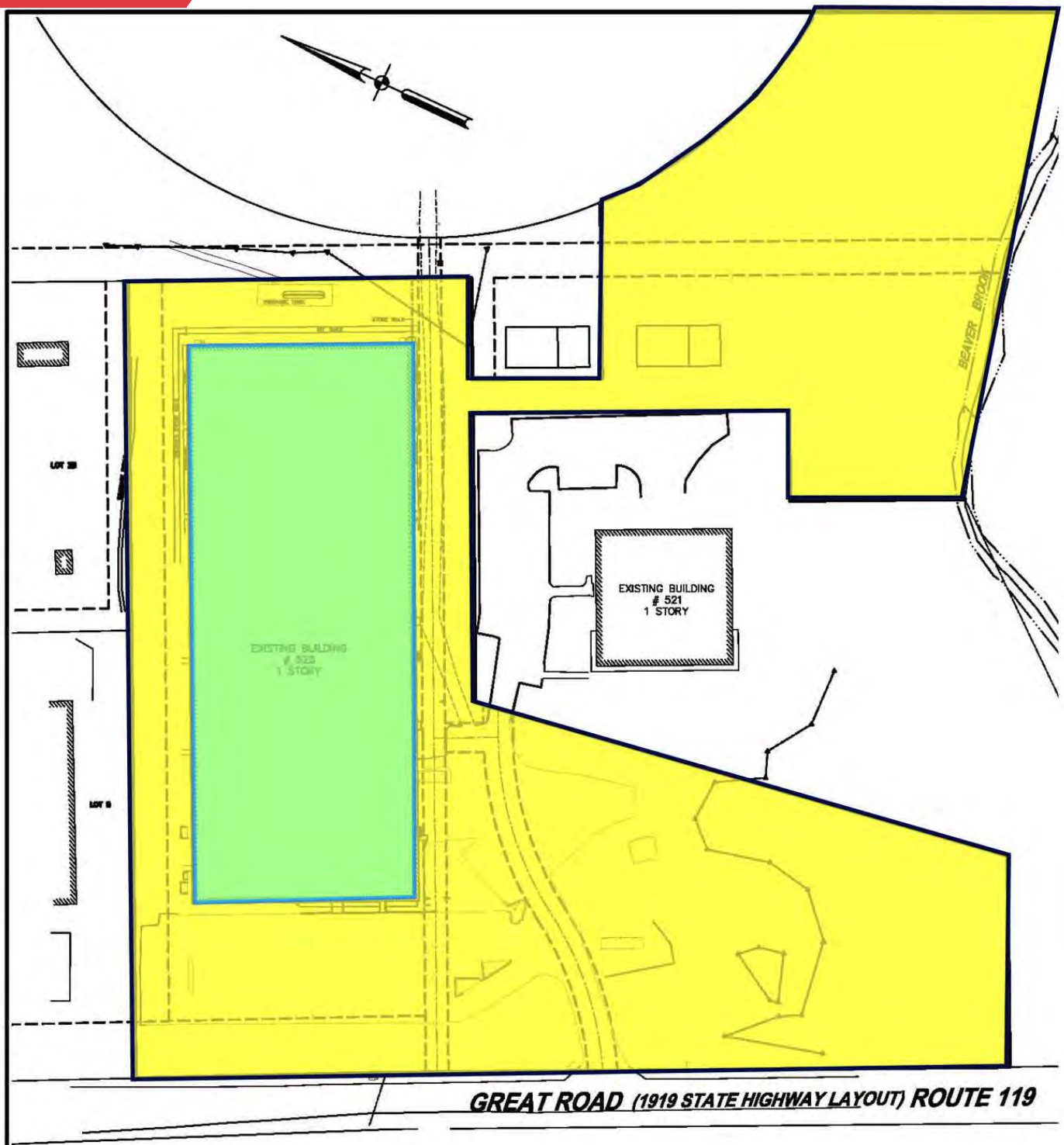


**BUILDING AREA CALCULATIONS**  
Office Area = 9,949 SF  
Warehouse Area = 95,873 SF  
Total Gross Building Area = 99,922 SF  
Mezzanines = 4,688 SF

<b>A-1</b> SHEET TITLE	<b>FLOOR PLANS</b>	SHEET NO. DATE 9-2024	525 GREAT ROAD LITTLETON, MA	DESCRIPTION NO. BY DATE REVISIONS	<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE, SUITE 100 BOSTON, MA 02116 (800) 328-0217



# SITE PLAN





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