



150 STEDMAN STREET

CHELMSFORD, MA

FOR SALE | 1.90 AC OF LAND ZONED LIGHT INDUSTRIAL (IA)

- 100% Dry Site
- 1.4 Miles to Route 3
- 1.4 Miles to Route 495

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1.90 AC of Land Zoned Light Industrial (IA) for Sale

ZONING:

Light and industrial zoning that allows a wide range of potential uses. Ideal concepts include assisted or congregate living facilities, health clubs, family day-care centers, light manufacturing, contractor's yards, self-storage or mini-warehouses, wood operations, bakeries, warehouses, R&D space, small distribution centers, and specialized uses such as animal clinics, hospitals, kennels, funeral homes, motels, or hotels.

PROPERTY HIGHLIGHTS

- 1.4 Miles to Route 3
- 1.4 Miles to Route 495

PROPERTY SPECIFICATIONS

Lot Size:	1.9 Acres
Sale Price:	\$995,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	42,730	74,374	173,238
Total Population	117,740	204,367	473,217
Average HH Income	\$114,187	\$126,311	\$154,067

DISTANCE TO



1.7 MILES
5 MIN



1.5 MILES
4 MIN

113

3



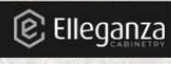
150 STEDMAN ST.

























4

CHELMSFORD

129

110

27

495



150 STEDMAN STREET

CHELMSFORD, MA

FOR SALE | 1.90 AC OF LAND ZONED LIGHT INDUSTRIAL (IA)

SAM LOCKHART

978.500.8967

slockhart@stubblebinecompany.com

ARYAN MANKAR

781.366.4602

amankar@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL