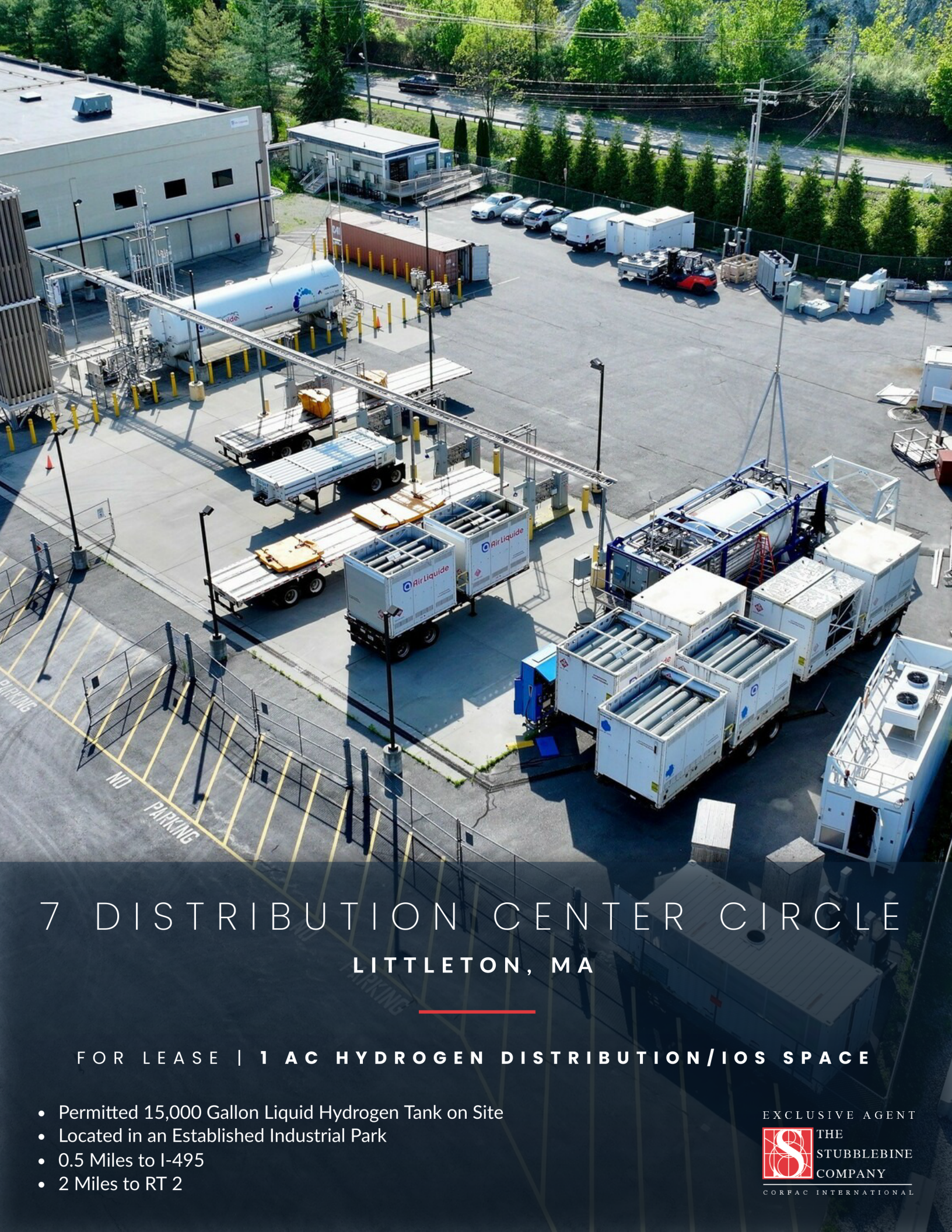




7 DISTRIBUTION CENTER CIRCLE LITTLETON, MA

FOR LEASE | 1 AC HYDROGEN DISTRIBUTION/IOS SPACE

- Permitted 15,000 Gallon Liquid Hydrogen Tank on Site
- Located in an Established Industrial Park
- 0.5 Miles to I-495
- 2 Miles to RT 2

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Strategic Industrial Outdoor Storage (IOS) & Hydrogen Distribution Opportunity

Available for lease, this unique industrial property offers an established operating footprint with existing infrastructure suitable for hydrogen distribution, clean energy logistics, or a variety of Industrial Outdoor Storage (IOS) uses. The site features ample outdoor storage, heavy industrial capabilities, and excellent access to major transportation routes throughout Greater Boston and New England. Existing permits and infrastructure create a rare opportunity for users seeking immediate occupancy while providing flexibility for industrial, transportation, logistics, or energy-related operations.

OFFERING SUMMARY

Lot Size:	1 AC +/-
Available Office Space:	800 SF
	Fully Air Conditioned Office Space
Utilities:	Ample Power Available
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,500	16,799	72,339
Total Population	17,136	44,852	197,673
Average HH Income	\$183,031	\$192,357	\$189,001

PROPERTY HIGHLIGHTS

- Permitted 15,000 Gallon Liquid Hydrogen Tank on Site
- Located in an Established Industrial Park
- 0.5 Miles to I-495
- 2 Miles to RT 2

HIGHWAY PROXIMITY



0.5 MILES
2 MINUTES



2 MILES
5 MINUTES

BOSTON
35 MILES | 45 MINUTES



Littleton



Billerica

Burlington

Waltham

Newton

Needham



7 DISTRIBUTION CENTER CIRCLE

LITTLETON, MA

FOR LEASE | 1 AC HYDROGEN DISTRIBUTION/IOS SPACE

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