



240 LITTLETON COUNTY ROAD

BOXBOROUGH, MA

FOR LEASE | 10,000 SF INDUSTRIAL SPACE

- 1 Dock
- 480V/800A 3-Phase power
- Great Accessibility to I-495 and Route 2

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

240 Littleton Road offers 10,000 SF of Industrial space within a 30,294 SF building in Boxborough, MA. The space features 12'10" clear height, one loading dock, 480V/800A 3-Phase power, and a flexible layout suitable for a variety of light industrial, light manufacturing, and printing users.

Convenient access to I-495, Route 2, and Route 111 provides excellent connectivity throughout the Greater Boston and I-495 markets.

PROPERTY HIGHLIGHTS

- 1 Dock
- 480V/800A 3-Phase power
- Great Accessibility to I-495 and Route 2

PROPERTY SPECIFICATIONS

Building Size:	30,294 SF
Available SF:	10,000 SF
Lot Size:	10.85 AC
Zoning:	Office Park (OP)
Clear Height:	12'10" to Beams
Loading:	1 Dock 7'8" W x 10' L
Power:	480V/800A (3-Phase)
Lighting:	LED and Fluorescent
Parking:	5-7 Spaces
Lease Rate:	Market

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	4,686	15,735	74,348
Total Population	12,935	42,308	201,084
Average HH Income	\$212,334	\$199,112	\$189,827



HIGHWAY PROXIMITY

	2.5 MILES 6 MINS
	2 MILES 4 MIN
	3 MILES 5 MINS

BOSTON, MA
35 MILES

WORCESTER, MA
30 MILES

240 LITTLETON ROAD
BOXBOROUGH, MA



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