



93 BRICK KILN RD

CHELMSFORD, MA

FOR SALE | FULLY PERMITTED 48,970 SF ONE-STORY INDUSTRIAL BUILDING

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 THE
STUBBLEBINE
COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Fully Permitted 48,910 SF Industrial Building on 9.63 AC for Sale (2.5 Dry Acres)

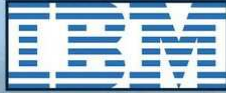
PROPERTY HIGHLIGHTS

- 0.6 Miles from Route 3A
- 0.8 Miles from Route 3
- 3.2 Miles from Route 495

PROPERTY SPECIFICATIONS

Building Size (Permitted):	48,970 SF
Lot Size:	9.63 AC
Ceiling Height:	30' Clear
Loading:	7 ext. tailboard docks
Columns:	27'w x 35'd
Floor Thickness:	6" Concrete Slab
Construction:	Reinforced Concrete & Steel
Sprinkler:	ESFR
Utilities:	Water, Electric, Gas, Sewer
Parking:	50 Spaces
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,426	71,828	180,442
Total Population	63,361	197,869	496,400
Average HH Income	\$128,624	\$127,427	\$166,348



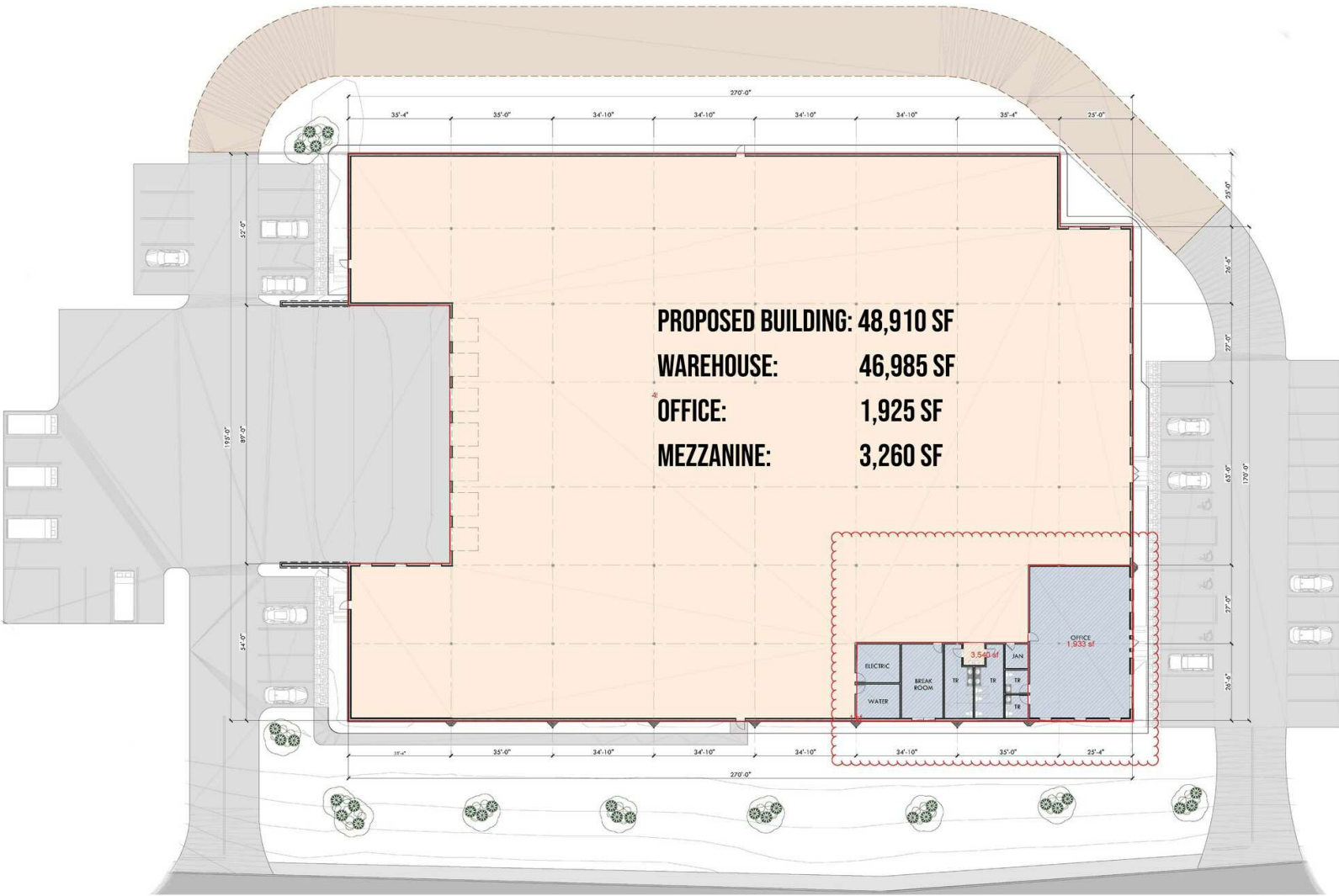
*APPROXIMATELY 2.5 ACRES DRY LAND INCLUDED IN 9.63 TOTAL ACRES

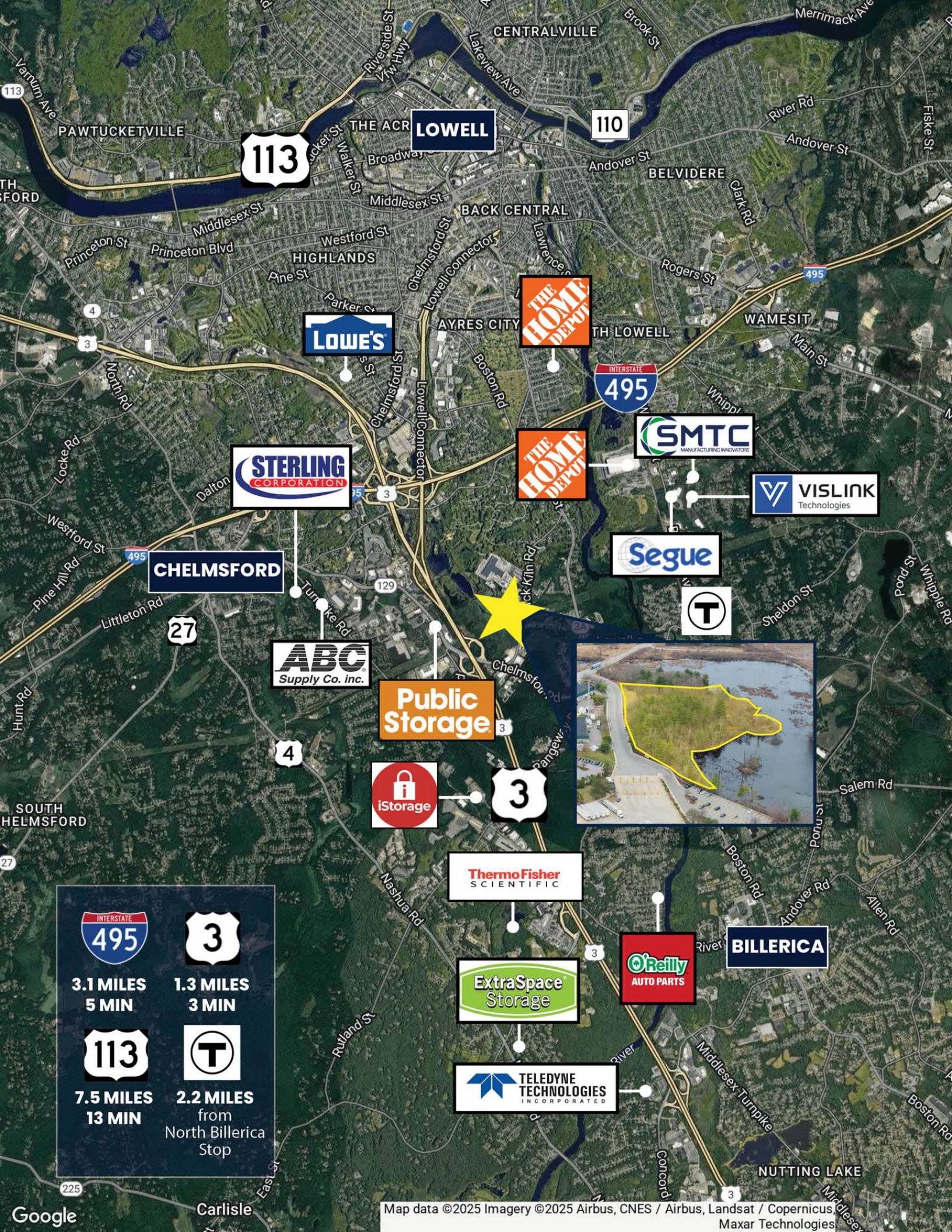


CONCEPT PLANS



APPROVED PLAN





CHELMSFORD

LOWELL

LOWE'S

THE HOME DEPOT

STERLING CORPORATION

SMTC
MANUFACTURING INNOVATORS

VISLINK
Technologies

Segue



ABC
Supply Co. inc.

Public Storage



ThermoFisher
SCIENTIFIC

ExtraSpace
Storage

O'Reilly
AUTO PARTS

BILLERICA

TELEDYNE
TECHNOLOGIES
INCORPORATED

3.1 MILES 5 MIN	1.3 MILES 3 MIN
7.5 MILES 13 MIN	2.2 MILES from North Billerica Stop

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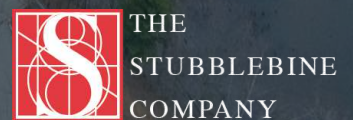
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