



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | FLEX/LIGHT MANUFACTURING BUILDING: 10,100 SF AVAILABLE

- One (1) Tailboard Loading Docks
- 14' Clear Height
- Sub-dividable



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

54,000 SF Flex/Light Manufacturing Building: 10,100 SF Available

PROPERTY HIGHLIGHTS

- 14' Clear Height
- Less than 1 mile from Route 3
- 3 Loading Docks

OFFERING SUMMARY

Lease Rate:	MARKET
Available SF:	3,900 - 6,200 SF
Lot Size:	4.8 Acres
Building Size:	54,000 SF
Power:	3,600 amps

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685

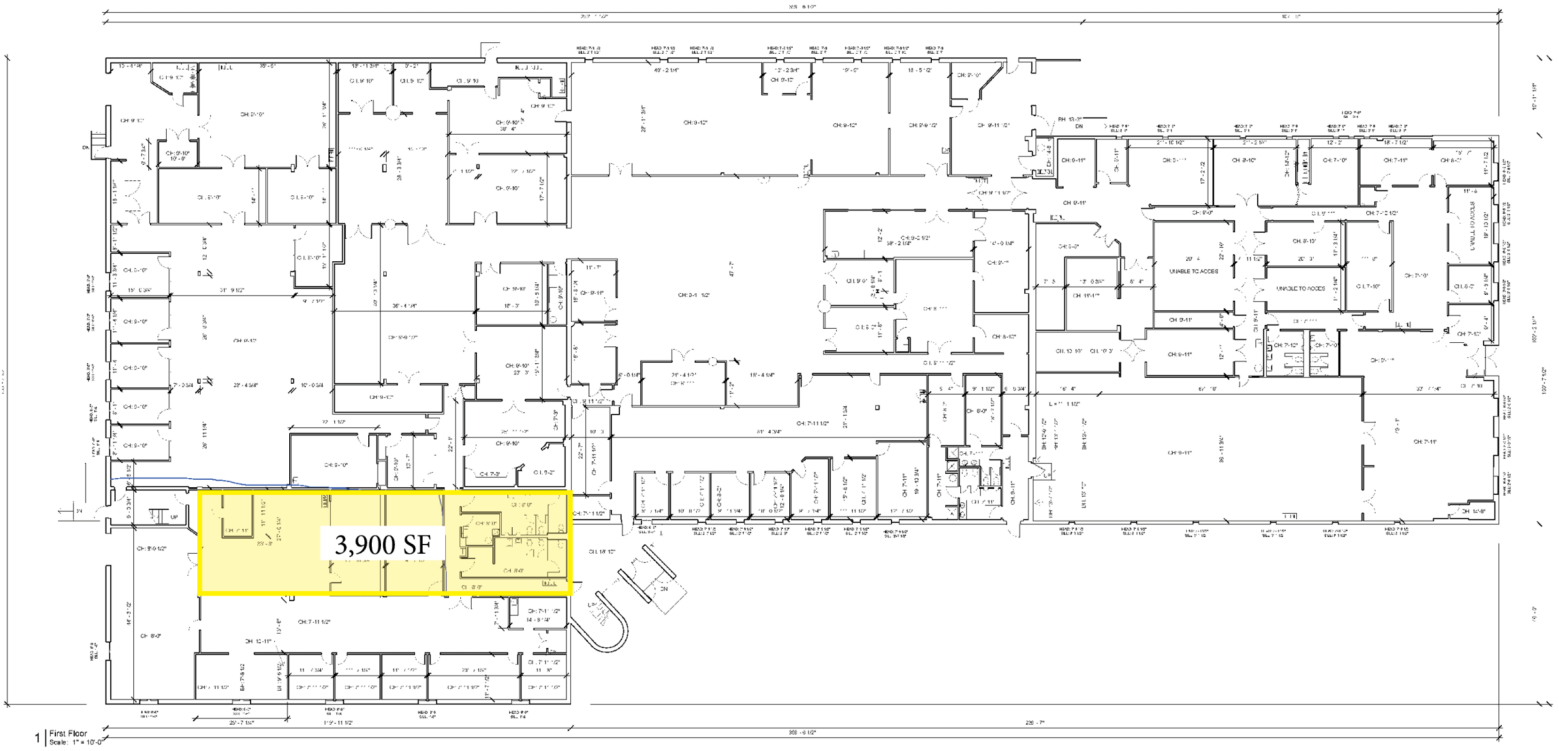
ADDITIONAL PHOTOS



FLOOR PLANS

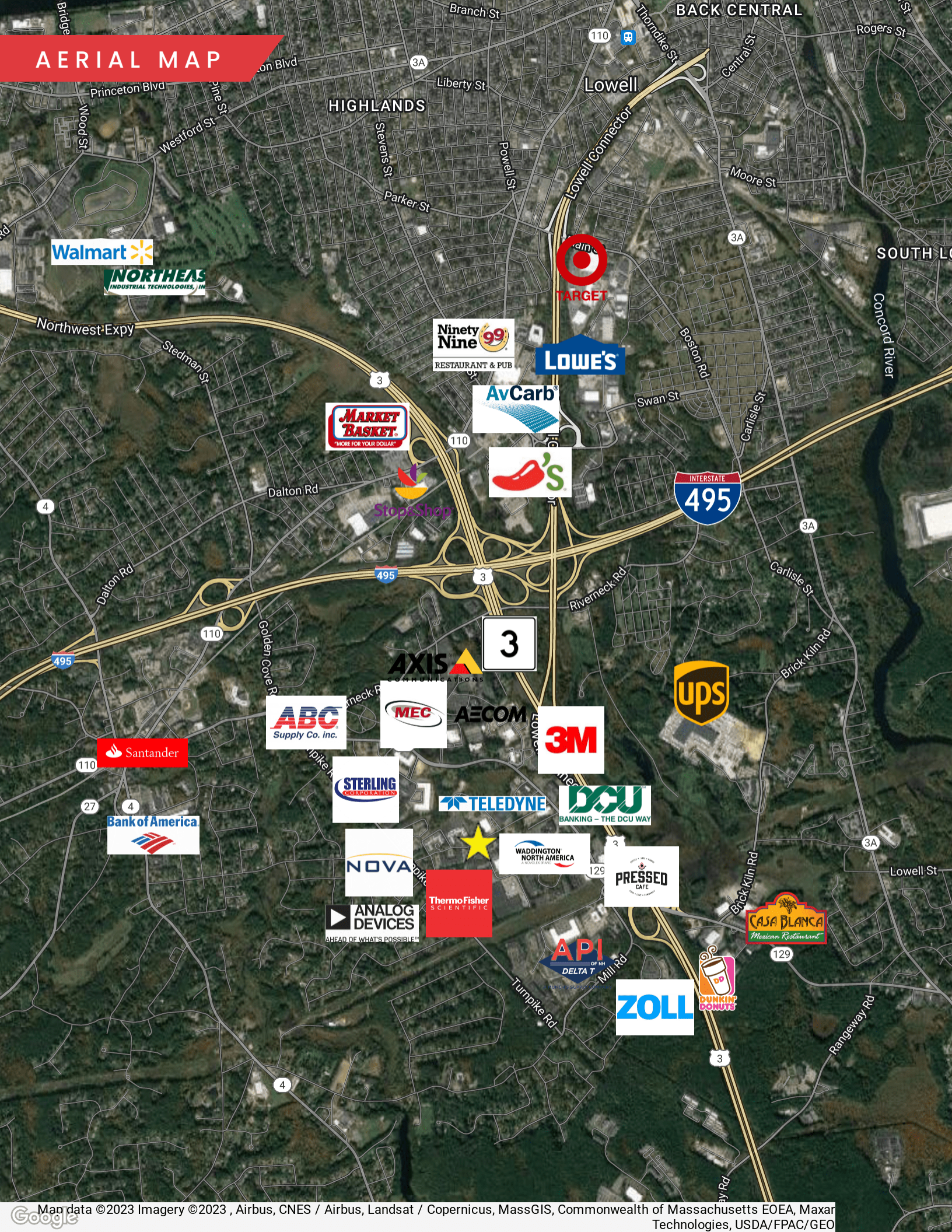


2 | Second Floor
Scale: 1" = 10'-0"



1 | First Floor
Scale: 1" = 10'-0"

AERIAL MAP



Walmart

NORTHEAS
INDUSTRIAL TECHNOLOGIES, INC.

HIGHLANDS

Lowell

BACK CENTRAL

SOUTH L



Ninety Nine 99
RESTAURANT & PUB

LOWE'S

MARKET BASKET
"MORE FOR YOUR DOLLAR"

AvCarb



Stop & Shop



AXIS
COMMUNICATIONS

ABC
Supply Co. inc.

MEC

AECOM

3M



Santander

STERLING
SOLAR SOLUTIONS

TELEDYNE

DCU
BANKING - THE DCU WAY

Bank of America

NOVA



WADDINGTON
NORTH AMERICA

PRESSED
CAFE

ANALOG
DEVICES
AHEAD OF WHAT'S POSSIBLE™

ThermoFisher
SCIENTIFIC

API
OF NH
DELTA T

ZOLL



CASA BLANCA
Mexican Restaurant

7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | FLEX / LIGHT MANUFACTURING BUILDING: 10,100 SF AVAILABLE

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

ELLEN GARTHOFF

978.760.1263

ellen@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@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