

Chelmsford Avail. Business Space / Town - Wide

327-337 Acton Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1980
GLA:	4,612 SF
Floors:	2
Typical Floor:	2,306 SF

AVAILABILITY

Min Divisible:	650 SF
Max Contig:	650 SF
Total Available:	650 SF
Asking Rent:	\$27.69/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	331	Retail	Direct	650	650	650	\$27.69/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Apr 2, 2015 for \$599,500 (\$129.99/SF)

AMENITIES

Signage

TRAFFIC & FRONTAGE

Traffic Volume: 4,006 on Maple Rd & Acton Rd (2022)
3,608 on Maple Rd & Parkerville Rd (2015)

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TRANSPORTATION

Parking: 24 Surface Spaces are available; Ratio of 7.85/1,000 SF
Commuter Rail: 12 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport: 50 minute drive to Manchester Boston Regional
Walk Score ®: Car-Dependent (23)
Transit Score ®: Minimal Transit (0)



Chelmsford Avail. Business Space / Town - Wide

19 Alpha Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1980
RBA:	63,502 SF
Floors:	1
Typical Floor:	63,502 SF
Ceiling Ht:	14'
Columns:	11'w x 25'd

AVAILABILITY

Min Divisible:	43,464 SF
Max Contig:	43,464 SF
Total Available:	86,928 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.79 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Sublet	43,464	43,464	43,464	Withheld	30 Days	Thru Aug 2026
P 1st	Flex	Direct	43,464	43,464	43,464	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 2 Flex Properties in Chelmsford, MA Sold on Aug 8, 2019 for \$15,760,000 (\$123.36/SF)

LOADING

Docks:	4 ext	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Power:	1,580a/120-208v 3p 4w Heavy
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

LAND

Land Area:	6.36 AC
Zoning:	IA

PARCEL

CHEL-000086-000328-000022



Chelmsford Avail. Business Space / Town - Wide

19 Alpha Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking:	257 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	8 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	46 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

VJ Technologies, Inc	31,751 SF	Teledyne FLIR	12,700 SF
V J Electronix, Inc	500 SF		



Chelmsford Avail. Business Space / Town - Wide

100 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1999
RBA:	109,371 SF
Floors:	3
Typical Floor:	36,457 SF

AVAILABILITY

Min Divisible:	1,273 SF
Max Contig:	13,826 SF
Total Available:	42,455 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.91 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	7,015	8,288	8,288	Withheld	Vacant	3 - 10 Yrs
P 1st	Flex	Direct	1,273	8,288	8,288	Withheld	Vacant	Negotiable
P 2nd	Flex	Direct	10,732	10,732	10,732	Withheld	60 Days	Negotiable
P 3rd	Office	Direct	8,172	13,826	13,826	Withheld	30 Days	Negotiable
P 3rd	Office	Direct	5,654	13,826	13,826	Withheld	Vacant	Negotiable
P 3rd	Office	Direct	9,609	9,609	9,609	Withheld	Jun 2024	Negotiable

SALE

Last Sale: Sold on Jun 28, 2021 for \$6,500,000 (\$59.43/SF) at 8.50% Cap

AMENITIES

Atrium

TRANSPORTATION

Parking:	180 Surface Spaces are available; Ratio of 4.03/1,000 SF
Commuter Rail:	7 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	45 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (13)
Transit Score ®:	Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

100 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



KEY TENANTS

Verana Networks	18,666 SF	AMD Global Telemedicine Inc.	13,647 SF
Barracuda MSP	10,452 SF	Albireo Energy	7,750 SF
NB+C	7,291 SF	WSP-USA	7,291 SF



Chelmsford Avail. Business Space / Town - Wide

250 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1990
RBA:	143,215 SF
Floors:	2
Typical Floor:	71,608 SF

AVAILABILITY

Min Divisible:	4,900 SF
Max Contig:	60,000 SF
Total Available:	150,150 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.49 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	4,900 - 60,000	60,000	60,000	Withheld	Vacant	1 - 5 Yrs
P 1st	Industrial	Direct	50,000	50,000	50,000	Withheld	30 Days	Negotiable
P 2nd	Office	Sublet	40,150	40,150	40,150	Withheld	Vacant	Thru Nov 2029

SALE

Last Sale: Sold on Mar 30, 2018 for \$11,000,000 (\$76.81/SF) at 15.30% Cap

AMENITIES

Atrium, Energy Star Labeled, Food Service, Signage

TRANSPORTATION

Parking:	711 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	8 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	46 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

CommScope	36,000 SF
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Chelmsford Avail. Business Space / Town - Wide

300 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1986; Renov 2016
RBA:	293,422 SF
Floors:	3
Typical Floor:	97,807 SF

AVAILABILITY

Min Divisible:	3,640 SF
Max Contig:	29,033 SF
Total Available:	60,913 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Sublet	10,842	10,842	10,842	Withheld	120 Days	Thru Nov 2025
P 1st	Office	Direct	8,820	8,820	8,820	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	3,640	3,640	3,640	Withheld	Vacant	Negotiable
P 2nd	Office	Sublet	29,033	29,033	29,033	Withheld	Vacant	Thru Dec 2025
P 3rd	Office	Direct	8,578	8,578	8,578	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Jun 19, 2014 for \$39,400,000 (\$134.28/SF) at 9.30% Cap

AMENITIES

Atrium, Banking, Convenience Store, Dry Cleaner, Fitness Center, Food Service

TRANSPORTATION

Parking:	400 Surface Spaces are available; Ratio of 4.80/1,000 SF
Commuter Rail:	8 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	46 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)



Chelmsford Avail. Business Space / Town - Wide

300 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



KEY TENANTS

Axis Communications	59,670 SF	By Appointment Only, Inc.	23,833 SF
Qorvo	21,750 SF	Optum	14,105 SF
Ethos Vet	4,899 SF	HNTB	500 SF

Chelmsford Avail. Business Space / Town - Wide

229 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1986
RBA:	15,000 SF
Floors:	2
Typical Floor:	7,500 SF

AVAILABILITY

Min Divisible:	425 SF
Max Contig:	425 SF
Total Available:	425 SF
Asking Rent:	\$16.00/MG

EXPENSES

Taxes:	\$1.72 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	425	425	425	\$16.00/MG	Vacant	Negotiable

TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 5.00/1,000 SF
Commuter Rail:	7 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	45 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Roark Law Office PC	4,950 SF	alfa CTP Systems	2,500 SF
Gordon Bailey LMHC	1,350 SF	Ameriprise Financial Service Inc	600 SF
Express Employment Professionals	500 SF	Rose Gary S & Associates	200 SF

Chelmsford Avail. Business Space / Town - Wide

285 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2000
RBA:	50,218 SF
Floors:	3
Typical Floor:	20,000 SF

AVAILABILITY

Min Divisible:	3,079 SF
Max Contig:	17,156 SF
Total Available:	26,291 SF
Asking Rent:	\$18.50/MG

EXPENSES

Taxes:	\$2.14 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	106	Office	Direct	3,079	3,079	3,079	\$18.50/MG	Vacant	Negotiable
P 2nd	202	Office	Direct	6,056	6,056	6,056	\$18.50/MG	Vacant	5 - 12 Yrs
P 3rd	100	Office	Direct	17,156	17,156	17,156	\$18.50/MG	Vacant	Negotiable

TRANSPORTATION

Parking:	214 Surface Spaces are available; Ratio of 4.28/1,000 SF
Commuter Rail:	6 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	44 minute drive to General Edward Lawrence Logan International
Walk Score @:	Car-Dependent (14)
Transit Score @:	Minimal Transit (0)

KEY TENANTS

Watermark	17,680 SF	Altid Enterprises, LLC	3,000 SF
Momentum Itsma	3,000 SF	Connected Systems Partners	1,700 SF
Market Intelligence International	1,700 SF	Edward Jones	1,500 SF

Chelmsford Avail. Business Space / Town - Wide

300 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984; Renov 2005
RBA:	110,882 SF
Floors:	2
Typical Floor:	55,441 SF

AVAILABILITY

Min Divisible:	55,441 SF
Max Contig:	211,700 SF
Total Available:	110,882 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.91 (2023)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	55,441	55,441	211,700	Withheld	Vacant	Negotiable
E 2nd	Office	Direct	55,441	55,441	211,700	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Nov 21, 2023 for \$5,250,000 (\$47.35/SF)

AMENITIES

Air Conditioning, Food Court, Food Service, Outdoor Seating

TRANSPORTATION

Parking:	260 Surface Spaces are available; Ratio of 2.34/1,000 SF
Commuter Rail:	6 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	44 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

321 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984
RBA:	72,050 SF
Floors:	2
Typical Floor:	36,025 SF

AVAILABILITY

Min Divisible:	150 SF
Max Contig:	13,735 SF
Total Available:	38,697 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.85 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Coworki	150 - 13,735	13,735	13,735	Withheld	TBD	Negotiable
P 2nd		Off/Med	Coworki	1,000 - 12,000	12,000	12,000	Withheld	TBD	
P 2nd		Medical	Direct	6,392	6,392	6,392	Withheld	Vacant	Negotiable
P 2nd		Medical	Direct	6,570	6,570	6,570	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Jul 2, 2015 for \$6,250,000 (\$86.75/SF) at 8.32% Cap

TRANSPORTATION

Parking:	Ratio of 3.58/1,000 SF
Commuter Rail:	6 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	44 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (16)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Columbia Care LLC	7,205 SF	OfficeLink	3,602 SF
LifeStance Health	3,552 SF	Massachusetts Ear, Nose and Throat Associates	1,200 SF
Surgisite North	1,000 SF		



Chelmsford Avail. Business Space / Town - Wide

330 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984
RBA:	98,048 SF
Floors:	2
Typical Floor:	49,024 SF

AVAILABILITY

Min Divisible:	18,159 SF
Max Contig:	44,911 SF
Total Available:	44,911 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.14 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	18,159	18,159	44,911	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	26,752	26,752	44,911	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Jan 18, 2011 for \$10,000,000 (\$101.99/SF) at 9.30% Cap

AMENITIES

Bus Line, Conferencing Facility, Fitness Center, Food Service

TRANSPORTATION

Parking:	410 free Surface Spaces are available; Ratio of 4.96/1,000 SF
Commuter Rail:	5 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	44 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (20)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Triton Systems	49,024 SF	Pressed Cafe	5,675 SF
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Chelmsford Avail. Business Space / Town - Wide

6 Boston Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1800
RBA:	8,236 SF
Floors:	2
Typical Floor:	4,100 SF

AVAILABILITY

Min Divisible:	640 SF
Max Contig:	1,023 SF
Total Available:	1,663 SF
Asking Rent:	\$ \$14.00 - \$24.00/NNN

EXPENSES

Taxes:	\$3.21 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101	Office	Direct	640	640	640	\$24.00/NNN	Vacant	Negotiable
P 2nd	201	Office	Direct	1,023	1,023	1,023	\$14.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 6.07/1,000 SF
Commuter Rail:	7 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	45 minute drive to Manchester Boston Regional
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Eastwest Healthworks	1,340 SF	Neirc	661 SF
Streamline Communities	661 SF	CoWorx	658 SF
IMAGE LABORATORY, INC.	658 SF	Doherty Investment Advisor	624 SF

Chelmsford Avail. Business Space / Town - Wide

18 Boston Rd - Chelmsford Town Center
Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1958; Renov 1984
GLA:	42,113 SF
Floors:	1
Typical Floor:	42,113 SF
Docks:	4 ext

AVAILABILITY

Min Divisible:	2,005 SF
Max Contig:	2,005 SF
Total Available:	2,005 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,005	2,005	2,005	Withheld	Feb 2025	Negotiable

SALE

Last Sale: Portfolio of 2 Retail Properties in Chelmsford, MA Sold on Aug 23, 2013 for \$7,600,000 (\$137.87/SF)

KEY TENANTS

Choice Fitness	17,500 SF	Andiamo Restaurant + Bar	4,845 SF
Agaci Nails & Spa Inc	3,658 SF	Nobo Japanese Restaurant	3,000 SF
Pita Fast Casual Greek	1,758 SF	Drum Hill Dental	1,345 SF

TRAFFIC & FRONTAGE

Traffic Volume:	3,389 on Summer St & Boston Rd (2022)
	14,562 on Chelmsford Street (2022)
Frontage:	663' on Boston Road
	640' on Summer Street

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TRANSPORTATION

Parking:	400 Surface Spaces are available; Ratio of 8.24/1,000 SF
Commuter Rail:	8 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	46 minute drive to Manchester Boston Regional
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Minimal Transit (0)



Chelmsford Avail. Business Space / Town - Wide

93 Brick Kiln Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Industrial
Year Built:	Under Construction
RBA:	48,970 SF
Floors:	1
Typical Floor:	48,970 SF
Columns:	27'w x 35'd

AVAILABILITY

Min Divisible:	48,970 SF
Max Contig:	48,970 SF
Total Available:	48,970 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	48,970	48,970	48,970	Withheld	Dec 2024	Negotiable

LOADING

Docks: **7 ext**

TRANSPORTATION

Parking:	50 Surface Spaces are available; Ratio of 1.02/1,000 SF
Commuter Rail:	5 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	45 minute drive to General Edward Lawrence Logan International

Chelmsford Avail. Business Space / Town - Wide

227 Chelmsford St

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1985
RBA:	10,000 SF
Floors:	2
Typical Floor:	5,000 SF

AVAILABILITY

Min Divisible:	200 SF
Max Contig:	2,500 SF
Total Available:	2,700 SF
Asking Rent:	\$\$12.96 - \$36.00

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	2,500	2,500	2,500	\$12.96/MG	Vacant	Negotiable
P 1st	Office	Direct	200	200	200	\$36.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking:	56 Surface Spaces are available; Ratio of 5.60/1,000 SF
Commuter Rail:	4 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	43 minute drive to Manchester Boston Regional
Walk Score ®:	Somewhat Walkable (56)
Transit Score ®:	Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

39 Chelmsford St

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Subtype:	Drug Store
Tenancy:	Single
Year Built:	1979
GLA:	9,076 SF
Floors:	1
Typical Floor:	9,076 SF

AVAILABILITY

Min Divisible:	9,076 SF
Max Contig:	9,076 SF
Total Available:	9,076 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$3.17 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Sublet	9,076	9,076	9,076	Withheld	Vacant	Negotiable

AMENITIES

Freeway Visibility, Pylon Sign

TRAFFIC & FRONTAGE

Traffic Volume: 12,804 on Chelmsford St & Wilson St (2022)
 14,562 on Chelmsford Street (2022)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	27 Surface Spaces are available; Ratio of 2.97/1,000 SF
Commuter Rail:	6 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	45 minute drive to Manchester Boston Regional
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Minimal Transit (0)



Chelmsford Avail. Business Space / Town - Wide

201 Chelmsford St

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1947
RBA:	5,182 SF
Floors:	2
Typical Floor:	2,591 SF

AVAILABILITY

Min Divisible:	1,820 SF
Max Contig:	1,820 SF
Total Available:	1,820 SF
Asking Rent:	\$16.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	1,820	1,820	1,820	\$16.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Dec 20, 2019 for \$690,000 (\$133.15/SF)

TRANSPORTATION

Parking:	21 Surface Spaces are available; Ratio of 4.05/1,000 SF
Commuter Rail:	5 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	44 minute drive to Manchester Boston Regional
Walk Score ®:	Somewhat Walkable (58)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Family Assocs Merrimack Vly	800 SF
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Chelmsford Avail. Business Space / Town - Wide

170B Concord Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Office
Tenancy:	Single
Year Built:	1950
RBA:	2,028 SF
Floors:	1
Typical Floor:	2,028 SF

AVAILABILITY

Min Divisible:	811 SF
Max Contig:	811 SF
Total Available:	811 SF
Asking Rent:	\$14.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Direct	811	811	811	\$14.00/NNN	Vacant	3 Yrs

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	11 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	50 minute drive to Manchester Boston Regional
Walk Score ®:	Car-Dependent (22)
Transit Score ®:	Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

20 Drum Hill Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1962; Renov 2019
GLA:	7,653 SF
Floors:	1
Typical Floor:	3,826 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,200 SF
Max Contig:	3,200 SF
Total Available:	3,200 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$4.95 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,200	3,200	3,200	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Oct 6, 2021 for \$6,711,000 (\$876.91/SF)

AMENITIES

Drive Thru, Signage

KEY TENANTS

Aspen Dental	3,000 SF	Gulf	2,500 SF
Starbucks	1,750 SF	Best Choice Tax & Finance Services	500 SF
Image Spalon	500 SF		

TRAFFIC & FRONTAGE

Traffic Volume: 18,826 on Drum Hill Rd & Parkhurst Rd (2022)

30,836 on Westford St & Technology Dr (2018)

Frontage: 110' on Drum Hill Rd (with 1 curb cut)

Made with TrafficMetrix® Products

Chelmsford Avail. Business Space / Town - Wide

20 Drum Hill Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking: 39 Surface Spaces are available; Ratio of 5.10/1,000 SF

Commuter Rail: 5 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 40 minute drive to Manchester Boston Regional

Walk Score ®: Very Walkable (79)

Transit Score ®: Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

41-65 Drum Hill Rd - Drum Hill Plaza

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1975
GLA:	26,266 SF
Floors:	1
Typical Floor:	26,266 SF
Docks:	None

AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	2,000 SF
Total Available:	2,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.88 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

AMENITIES

Dedicated Turn Lane, Pylon Sign

KEY TENANTS

AutoZone	7,500 SF	Chipotle	2,530 SF
AFC American Family Care	2,100 SF	Perfect Dental	1,985 SF
Gieco	1,838 SF	TD Bank	1,650 SF

TRAFFIC & FRONTAGE

Traffic Volume:	18,826 on Drum Hill Rd & Wesley St (2022)
	30,836 on Westford St & Technology Dr (2018)
Frontage:	431' on Drum Hill Rd (with 2 curb cuts)

Made with TrafficMetrix® Products



Chelmsford Avail. Business Space / Town - Wide

41-65 Drum Hill Rd - Drum Hill Plaza



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking: 90 Surface Spaces are available; Ratio of 3.17/1,000 SF

Commuter Rail: 6 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 40 minute drive to Manchester Boston Regional

Walk Score ®: Very Walkable (77)

Transit Score ®: Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

101 Drum Hill Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Year Built:	1966
GLA:	24,680 SF
Floors:	1
Typical Floor:	24,680 SF

AVAILABILITY

Min Divisible:	1,500 SF
Max Contig:	1,500 SF
Total Available:	1,500 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 20,056 on Drum Hill Rd & Wesley St (2022)
 15,331 on North Rd & Technology Dr (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 7 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
 Airport: 41 minute drive to Manchester Boston Regional
 Walk Score ®: Somewhat Walkable (62)
 Transit Score ®: Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

11 Elizabeth Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Single
Year Built:	1980
RBA:	73,284 SF
Floors:	2
Typical Floor:	36,642 SF
Columns:	20'w x 30'd

AVAILABILITY

Min Divisible:	36,642 SF
Max Contig:	73,284 SF
Total Available:	73,284 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.00 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Flex	Direct	36,642	36,642	73,284	Withheld	Vacant	Negotiable
E 2nd	Flex	Direct	36,642	36,642	73,284	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 3 Flex Properties in Chelmsford, MA Sold on Jan 29, 2001 for \$27,000,000 (\$89.72/SF)

LOADING

Docks: **3 ext**

POWER & UTILITIES

Power: 2,500a/120-208v Heavy

Utilities: Heating - Gas, Sewer - Septic Field, Water - City

LAND

Land Area: **4.56 AC**

Zoning: **IA**

PARCEL

CHEL-000096-000328-000014



Chelmsford Avail. Business Space / Town - Wide

11 Elizabeth Dr



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking: 263 Surface Spaces are available; Ratio of 3.59/1,000 SF

Commuter Rail: 7 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 45 minute drive to General Edward Lawrence Logan International

Walk Score ®: Car-Dependent (12)

Transit Score ®: Minimal Transit (0)



Chelmsford Avail. Business Space / Town - Wide

1 Executive Dr - Interstate Executive Center

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1985
RBA:	118,161 SF
Floors:	3
Typical Floor:	37,151 SF

AVAILABILITY

Min Divisible:	7,009 SF
Max Contig:	8,296 SF
Total Available:	15,305 SF
Asking Rent:	\$\$20.50/+ELEC

EXPENSES

Taxes:	\$1.91 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	8,296	8,296	8,296	Withheld	Vacant	Negotiable
P 3rd	Office	Direct	7,009	7,009	7,009	\$20.50/+ELEC	30 Days	Negotiable

SALE

Last Sale: Portfolio of 2 Office Properties in Chelmsford, MA Sold on Dec 28, 2012 for \$23,450,000 (\$101.06/SF)

AMENITIES

Atrium, Food Service

TRANSPORTATION

Parking:	300 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	5 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	45 minute drive to Manchester Boston Regional
Walk Score ®:	Car-Dependent (19)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

AMETEK	35,112 SF	Foresight Imaging	20,035 SF
Blujay Solutions Inc	19,616 SF	AMAG G4S	12,117 SF
Arcadis	11,446 SF	Upland Software, Inc.	7,421 SF



Chelmsford Avail. Business Space / Town - Wide

15 Fletcher St

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1975; Renov 1982
RBA:	5,983 SF
Floors:	2
Typical Floor:	3,557 SF

AVAILABILITY

Min Divisible:	1,100 SF
Max Contig:	1,525 SF
Total Available:	4,125 SF
Asking Rent:	\$9.00/NNN

EXPENSES

Taxes:	\$3.11 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3	Office	Direct	1,525	1,525	1,525	\$9.00/NNN	Vacant	Negotiable
P 1st	4	Office	Direct	1,100	1,100	1,100	\$9.00/NNN	Vacant	Negotiable
P 2nd	7	Office	Direct	1,500	1,500	1,500	\$9.00/NNN	Vacant	Negotiable

TRANSPORTATION

Parking:	25 Surface Spaces are available; Ratio of 4.18/1,000 SF
Commuter Rail:	6 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	44 minute drive to Manchester Boston Regional
Walk Score ®:	Somewhat Walkable (63)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

SR/PR	1,100 SF	CoWorx	950 SF
Alpine Insurance Inc	637 SF	J & C Management	500 SF
Mary Donnellan Interiors	200 SF		

Chelmsford Avail. Business Space / Town - Wide

33 Glen Ave

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Year Built:	1970; Renov 2018
RBA:	36,366 SF
Floors:	1
Typical Floor:	36,366 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	36,366 SF
Max Contig:	36,366 SF
Total Available:	36,366 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.49 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	36,366	36,366	36,366	Withheld	Vacant	Thru Aug 2026

SALE

Last Sale: Sold on May 28, 2020 for \$3,000,000 (\$82.49/SF)

LOADING

Docks:	8 ext	Drive Ins:	1 tot.
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	2,000a/42v 3p Heavy
Utilities:	Gas - Natural, Heating - Oil (Fired), Lighting, Sewer - City, Water - City

FEATURES

Storage Space

LAND

Land Area:	4.00 AC
Zoning:	IA

PARCEL

CHEL-000053-000239-000002



Chelmsford Avail. Business Space / Town - Wide

33 Glen Ave

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



TRANSPORTATION

Parking: 50 Surface Spaces are available; 15 Industrial Trailer Spaces are available; Ratio of 1.37/1,000 SF

Commuter Rail: 5 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 44 minute drive to Manchester Boston Regional

Chelmsford Avail. Business Space / Town - Wide

12 Kidder Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	Under Construction
RBA:	24,950 SF
Floors:	1
Typical Floor:	24,950 SF
Ceiling Ht:	24'

AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	24,950 SF
Total Available:	24,950 SF
Asking Rent:	\$20.00/NNN

EXPENSES

Taxes:	\$0.25 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	1,200 - 24,950	24,950	24,950	\$20.00/NNN	Sep 2024	5 - 10 Yrs

LOADING

Docks:	None	Cross Docks:	None
Cranes:	None		

POWER & UTILITIES

Power:	100a/480v 3p
Utilities:	Sewer - City, Water - City

LAND

Land Area:	2.45 AC
Zoning:	CB

PARCEL

CHEL-000099-000403-000004

TRANSPORTATION

Parking:	5 Surface Spaces are available; Ratio of 0.20/1,000 SF
Commuter Rail:	11 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	49 minute drive to Manchester Boston Regional



Chelmsford Avail. Business Space / Town - Wide

13 Kidder Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Flex
Tenancy:	Multiple
Year Built:	1990
RBA:	10,611 SF
Floors:	2
Typical Floor:	5,306 SF
Ceiling Ht:	20'

AVAILABILITY

Min Divisible:	2,025 SF
Max Contig:	10,611 SF
Total Available:	10,611 SF
Asking Rent:	\$15.00/NNN

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Flex	Direct	8,586	8,586	10,611	\$15.00/NNN	30 Days	Negotiable
E MEZZ	Flex	Direct	2,025	2,025	10,611	\$15.00/NNN	30 Days	Negotiable

POWER & UTILITIES

Power: 600a/208v 3p

LAND

Land Area: **0.92 AC**

PARCEL

CHEL-000099-000403-000002

TRANSPORTATION

Parking:	17 Surface Spaces are available; Ratio of 1.60/1,000 SF
Commuter Rail:	11 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	49 minute drive to Manchester Boston Regional
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

301 Littleton Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1975
RBA:	14,096 SF
Floors:	2
Typical Floor:	7,048 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	14,096 SF
Total Available:	14,096 SF
Asking Rent:	\$20.00/NNN

EXPENSES

Taxes:	\$1.10 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	11,096	11,096	14,096	\$20.00/NNN	Vacant	Negotiable
E 2nd	Office	Direct	3,000	3,000	14,096	\$20.00/NNN	Vacant	Negotiable

LOADING

Docks:	None	Drive Ins:	2 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	600a/208v 3p
Utilities:	Heating - Gas, Sewer - Septic Field, Water - City

LAND

Land Area:	0.92 AC
Zoning:	CB

PARCEL

CHEL-000099-000403-000013



Chelmsford Avail. Business Space / Town - Wide

301 Littleton Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



TRANSPORTATION

Parking: 25 Surface Spaces are available; Ratio of 1.77/1,000 SF

Commuter Rail: 10 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 48 minute drive to Manchester Boston Regional

Chelmsford Avail. Business Space / Town - Wide

315 Littleton Rd - 315 Littleton Road, Chelmsford
 Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1982; Renov 2011
RBA:	10,000 SF
Floors:	2
Typical Floor:	5,000 SF

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	5,000 SF
Total Available:	10,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.35 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	5,000	5,000	5,000	Withheld	30 Days	Negotiable
P 2nd	Office	Direct	5,000	5,000	5,000	Withheld	30 Days	Negotiable

AMENITIES

Property Manager on Site

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 4.00/1,000 SF
Commuter Rail:	11 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	48 minute drive to Manchester Boston Regional
Walk Score ®:	Car-Dependent (45)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

American Business Systems, Inc.	10,800 SF	Facs Management Inc	5,000 SF
Second Wire Creative	3,000 SF		

Chelmsford Avail. Business Space / Town - Wide

1 Meeting House Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	1987
RBA:	22,000 SF
Floors:	2
Typical Floor:	11,000 SF

AVAILABILITY

Min Divisible:	1,180 SF
Max Contig:	2,800 SF
Total Available:	5,223 SF
Asking Rent:	\$16.50/NNN

EXPENSES

Taxes:	\$4.19 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7	Office	Direct	1,243	1,243	1,243	\$16.50/NNN	Vacant	Negotiable
P 1st	3	Office	Direct	1,180	1,180	1,180	\$16.50/NNN	Vacant	Negotiable
P 2nd	9 & 10	Office	Direct	2,800	2,800	2,800	\$16.50/NNN	Vacant	Negotiable

SALE

Last Sale: Condo Unit 16 Sold on Aug 31, 2020 for \$275,000 (\$169.33/SF)

AMENITIES

Property Manager on Site

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 1.82/1,000 SF
Commuter Rail:	7 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	45 minute drive to Manchester Boston Regional
Walk Score ®:	Somewhat Walkable (62)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Richard Jump	11,000 SF	Marvell Semiconductor Inc	1,800 SF
Merrimack Pediatricians	1,624 SF	Podiatrist	1,624 SF
Rooted Health	1,624 SF	Meetinghouse Psychological	1,350 SF



Chelmsford Avail. Business Space / Town - Wide

51-55 Middlesex St - The Landing at Chelmsford Mills

Chelmsford, MA 01863 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1890; Renov 1970
RBA:	183,008 SF
Floors:	3
Typical Floor:	61,003 SF

AVAILABILITY

Min Divisible:	655 SF
Max Contig:	4,200 SF
Total Available:	7,470 SF
Asking Rent:	\$10.00 - \$16.00

EXPENSES

Taxes:	\$0.34 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	C300	Flex	Direct	1,765	1,765	1,765	\$10.00/MG	Vacant	Negotiable
P 3rd	C305	Flex	Direct	4,200	4,200	4,200	\$14.00/MG	Vacant	Negotiable
P 3rd	C306	Industrial	Direct	850	850	850	\$10.00/FS	Vacant	Negotiable
P 3rd	A302	Office	Direct	655	655	655	\$16.00/MG	Jun 2024	Negotiable

SALE

Last Sale: Portfolio of 2 Industrial Properties in Chelmsford, MA Sold on Jun 29, 2023 for \$14,850,000 (\$67.19/SF)

LOADING

Docks:	6 ext	Drive Ins:	1 tot./25'w x 15'h
Cross Docks:	None	Cranes:	None

POWER & UTILITIES

Power:	2,500a 3p Heavy
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FEATURES

Property Manager on Site

LAND

Land Area:	6.10 AC
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Chelmsford Avail. Business Space / Town - Wide

51-55 Middlesex St - The Landing at Chelmsford Mills



Chelmsford, MA 01863 - Lowell/Chelmsford Submarket

Zoning: **LMTD IND**

PARCEL

CHEL-000013-000036-000001

TRANSPORTATION

Parking: 400 Surface Spaces are available; Ratio of 2.19/1,000 SF

Commuter Rail: 8 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 40 minute drive to Manchester Boston Regional

KEY TENANTS

Bleck Design Group	18,000 SF	Courtsmart Digital Systems, Inc	10,000 SF
Velocity One LLC	10,000 SF	Dne School Of Dance	8,000 SF
Harbor Of Hope Christian Church	3,000 SF	Data Plus Hospitality Solutions	2,600 SF



Chelmsford Avail. Business Space / Town - Wide

63 Middlesex St

Chelmsford, MA 01863 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1896
RBA:	141,000 SF
Floors:	5
Typical Floor:	28,200 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	250 SF
Max Contig:	12,000 SF
Total Available:	33,150 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$0.18 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P LL	Industrial	Direct	9,000 - 12,000	12,000	12,000	Withheld	30 Days	Negotiable
P 1st	Office	Direct	250	250	250	Withheld	Vacant	Negotiable
P 1st	Office	Direct	500	500	500	Withheld	Vacant	Negotiable
P 1st	Office	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable
P 1st	Office	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
P 1st	Industrial	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable
P 1st	Industrial	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
P 1st	Industrial	Direct	3,000	3,000	3,000	Withheld	Vacant	Negotiable
P 1st	Industrial	Direct	4,500	4,500	4,500	Withheld	Vacant	Negotiable
P 1st	Industrial	Direct	6,000	6,000	6,000	Withheld	Vacant	Negotiable
P 4th	Industrial	Direct	900	900	900	Withheld	30 Days	Negotiable

SALE

Last Sale: Sold on Jan 19, 2023 for \$3,152,750 (\$22.36/SF)

LOADING

Docks:	4 ext
Cross Docks:	Yes
Rail Spots:	None

Drive Ins:	3 tot.
Cranes:	None



Chelmsford Avail. Business Space / Town - Wide

63 Middlesex St

Chelmsford, MA 01863 - Lowell/Chelmsford Submarket



POWER & UTILITIES

Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City

LAND

Land Area: 1.45 AC

Zoning: IA

PARCEL

CHEL-000013-000036-000003

TRANSPORTATION

Parking: 62 Surface Spaces are available; Ratio of 0.44/1,000 SF

Commuter Rail: 14 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 37 minute drive to Manchester?Boston Regional

KEY TENANTS

Diversified Site Services	1,200 SF	Green Light Professional Services Inc	1,000 SF
Ick Assurance Home Health Care Inc	500 SF	Ready Re Llc	500 SF
Reliable International Shipping Services	500 SF	United Installations Inc	500 SF



Chelmsford Avail. Business Space / Town - Wide

248 Mill Rd - Bldg 2

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1998
RBA:	20,000 SF
Floors:	2
Typical Floor:	10,000 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	2,810 SF
Max Contig:	2,810 SF
Total Available:	2,810 SF
Asking Rent:	\$13.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	2,810	2,810	2,810	\$13.00/NNN	Vacant	Negotiable

LOADING

Docks:	1 ext	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City
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PARCEL

CHEL-000097-000328-000010, CHEL-000106-000328-000002

TRANSPORTATION

Parking:	Ratio of 5.00/1,000 SF
Commuter Rail:	7 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	45 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (18)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Hancock Building Associates, Inc.	500 SF
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Chelmsford Avail. Business Space / Town - Wide

1 Olde North Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1986
RBA:	20,772 SF
Floors:	3
Typical Floor:	6,858 SF

AVAILABILITY

Min Divisible:	2,215 SF
Max Contig:	2,215 SF
Total Available:	2,215 SF
Asking Rent:	\$12.00/FS

EXPENSES

Taxes:	\$2.15 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	203	Office	Direct	2,215	2,215	2,215	\$12.00/FS	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 24, 2019 for \$2,200,000 (\$105.91/SF) at 7.00% Cap

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 1.90/1,000 SF
Commuter Rail:	7 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	41 minute drive to Manchester Boston Regional
Walk Score ®:	Somewhat Walkable (58)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Commonwealth Financial Network	3,808 SF	Gallant & Ervin, LLC	3,066 SF
Northeast Rehabilitation Health	3,050 SF	Empath Counseling & Wellness Center	2,052 SF
Sheridan & Company	1,000 SF		

Chelmsford Avail. Business Space / Town - Wide

4 Omni Way - Altid Business Park

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985; Renov 2004
RBA:	82,557 SF
Floors:	2
Typical Floor:	41,278 SF

AVAILABILITY

Min Divisible:	5,000 SF
Max Contig:	20,000 SF
Total Available:	20,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.52 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	5,000 - 20,000	20,000	20,000	Withheld	Vacant	Negotiable

SALE

Last Sale:	Portfolio of 3 Office Properties in Chelmsford, MA Sold on Nov 30, 2017 for \$8,500,000 (\$39.44/SF)
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AMENITIES

Fitness Center, Food Service

TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 4.10/1,000 SF
Commuter Rail:	6 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	44 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (13)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Incompass Human Service	41,278 SF	Bianco's Catering	4,127 SF
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Chelmsford Avail. Business Space / Town - Wide

6 Omni Way

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985; Renov 2006
RBA:	50,616 SF
Floors:	2
Typical Floor:	25,308 SF

AVAILABILITY

Min Divisible:	8,233 SF
Max Contig:	8,233 SF
Total Available:	8,233 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.49 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	8,233	8,233	8,233	Withheld	Vacant	Negotiable

SALE

Last Sale:	Portfolio of 3 Office Properties in Chelmsford, MA Sold on Nov 30, 2017 for \$8,500,000 (\$39.44/SF)
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AMENITIES

Atrium, Signage

TRANSPORTATION

Parking:	130 Surface Spaces are available; Ratio of 4.80/1,000 SF
Commuter Rail:	6 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	44 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Comcast	15,115 SF	Anstiss	13,688 SF
Parisi Associates	6,223 SF	AMG Tech	4,750 SF
Tube, Inc.	3,400 SF	Antiss	2,813 SF

Chelmsford Avail. Business Space / Town - Wide

61 Parkhurst Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1976
GLA:	11,925 SF
Floors:	1
Typical Floor:	11,495 SF

AVAILABILITY

Min Divisible:	4,800 SF
Max Contig:	11,925 SF
Total Available:	11,925 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.02 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,800 - 11,925	11,925	11,925	Withheld	Vacant	5 Yrs

KEY TENANTS

Taylor Rental	11,495 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	8,984 on Parkhurst Rd & Jean Ave (2022)
	102,079 on US Hwy 3 & Parkhurst Rd (2022)
Frontage:	142' on Parkhurst Road (with 2 curb cuts)

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TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 2.52/1,000 SF
Commuter Rail:	6 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	41 minute drive to Manchester Boston Regional
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)



Chelmsford Avail. Business Space / Town - Wide

67 Parkhurst Rd - Parkhurst Plaza

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1990
GLA:	31,098 SF
Floors:	2
Typical Floor:	15,000 SF

AVAILABILITY

Min Divisible:	1,800 SF
Max Contig:	3,600 SF
Total Available:	3,600 SF
Asking Rent:	\$24.00/NNN

EXPENSES

Taxes:	\$2.36 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,800 - 3,600	3,600	3,600	\$24.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on May 13, 2011 for \$2,800,000 (\$90.04/SF)

AMENITIES

Signage

KEY TENANTS

Best Fitness Drum Hill	15,150 SF	Bay State Physical Therapy	2,000 SF
Royal Paradise Spa	2,000 SF	Salon 67	2,000 SF

TRAFFIC & FRONTAGE

Traffic Volume: 8,984 on Parkhurst Rd & Jean Ave (2022)
102,079 on US Hwy 3 & Parkhurst Rd (2022)

Frontage: Parkhurst Rd

Made with TrafficMetrix® Products



Chelmsford Avail. Business Space / Town - Wide

67 Parkhurst Rd - Parkhurst Plaza



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking: 178 Surface Spaces are available; Ratio of 5.72/1,000 SF

Commuter Rail: 6 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 41 minute drive to Manchester Boston Regional

Walk Score ®: Somewhat Walkable (67)

Transit Score ®: Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

15 Research PI

Chelmsford, MA 01863 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Single
Year Built:	1998
RBA:	30,000 SF
Floors:	1
Typical Floor:	30,000 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	30,000 SF
Max Contig:	30,000 SF
Total Available:	30,000 SF
Asking Rent:	\$16.00/NNN

EXPENSES

Taxes:	\$2.11 (2024)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Flex	Direct	30,000	30,000	30,000	\$16.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Feb 8, 2024 for \$4,790,000 (\$159.67/SF)

LOADING

Docks:	1 ext	Cross Docks:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	Yes
Utilities:	Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City

FEATURES

Bio-Tech/ Lab Space, Monument Signage

LAND

Land Area:	2.95 AC
Zoning:	IA



Chelmsford Avail. Business Space / Town - Wide

15 Research PI



Chelmsford, MA 01863 - Lowell/Chelmsford Submarket

PARCEL

CHEL-000026-000101-000002

TRANSPORTATION

Parking: 120 Surface Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 7 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 41 minute drive to Manchester Boston Regional

Walk Score ®: Car-Dependent (42)

Transit Score ®: Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

199 Riverneck Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985
RBA:	93,852 SF
Floors:	2
Typical Floor:	46,926 SF

AVAILABILITY

Min Divisible:	47,141 SF
Max Contig:	47,414 SF
Total Available:	94,555 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.00 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	47,141	47,141	47,141	Withheld	Vacant	Negotiable
E 2nd	Office	Direct	47,414	47,414	47,414	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Office Properties in Chelmsford, MA Sold on Mar 31, 2021 for \$15,000,000 (\$81.41/SF)

AMENITIES

24 Hour Access, Air Conditioning, Fitness Center

TRANSPORTATION

Parking:	370 Surface Spaces are available; Ratio of 3.94/1,000 SF
Commuter Rail:	8 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	47 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

201 Riverneck Rd - 201 Riverneck Road
Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Single
Year Built:	1998
RBA:	90,399 SF
Floors:	2
Typical Floor:	45,200 SF

AVAILABILITY

Min Divisible:	45,199 SF
Max Contig:	45,200 SF
Total Available:	90,399 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.84 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	45,200	45,200	45,200	Withheld	Vacant	Negotiable
E 2nd	Office	Direct	45,199	45,199	45,199	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Office Properties in Chelmsford, MA Sold on Mar 31, 2021 for \$15,000,000 (\$81.41/SF)

AMENITIES

24 Hour Access, Air Conditioning, Bio-Tech/ Lab Space, Security System

TRANSPORTATION

Parking:	459 Surface Spaces are available; Ratio of 5.08/1,000 SF
Commuter Rail:	8 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	48 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (0)

Chelmsford Avail. Business Space / Town - Wide

7 Stuart Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Multiple
Year Built:	1969; Renov 1980
RBA:	54,000 SF
Floors:	2
Typical Floor:	47,300 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	10,100 SF
Total Available:	10,100 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.19 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	3,000 - 3,900	3,900	10,100	Withheld	30 Days	Negotiable
P 2nd	Industrial	Direct	3,000 - 6,200	6,200	10,100	Withheld	30 Days	Negotiable

SALE

Last Sale: Sold on Aug 23, 2022 for \$3,600,000 (\$66.67/SF)

LOADING

Docks:	3 ext	Drive Ins:	Yes
Cross Docks:	None		

POWER & UTILITIES

Power:	3,000a/120-208v 3p Heavy
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FEATURES

Property Manager on Site

LAND

Land Area:	4.80 AC
Zoning:	IA, Chelmsford



Chelmsford Avail. Business Space / Town - Wide

7 Stuart Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



PARCEL

CHEL-000096-000328-000003

TRANSPORTATION

Parking: 148 Surface Spaces are available; Ratio of 2.74/1,000 SF

Commuter Rail: 7 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 45 minute drive to General Edward Lawrence Logan International

Walk Score ®: Car-Dependent (12)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Mcperson	20,000 SF	Gracepoint Church	12,000 SF
Impress Systems	9,336 SF	Static Clean International	6,200 SF
Assembly & Automation Technology, Inc.	3,500 SF		



Chelmsford Avail. Business Space / Town - Wide

8 Technology Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	2001
RBA:	30,000 SF
Floors:	1
Typical Floor:	30,000 SF
Ceiling Ht:	13'

AVAILABILITY

Min Divisible:	14,433 SF
Max Contig:	14,433 SF
Total Available:	14,433 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.58 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	14,433	14,433	14,433	Withheld	Vacant	Thru Apr 2028

SALE

Last Sale: Sold on Mar 14, 2018 for \$2,200,000 (\$73.33/SF)

LOADING

Docks: **1 ext**

POWER & UTILITIES

Power: **1,000a Heavy**

LAND

Land Area: **3.97 AC**

Zoning: **IA**

PARCEL

CHEL-000027-000074-000003



Chelmsford Avail. Business Space / Town - Wide

8 Technology Dr



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking: Ratio of 4.00/1,000 SF

Commuter Rail: 6 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 41 minute drive to Manchester Boston Regional

Walk Score ®: Somewhat Walkable (60)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Analog Devices, Inc	15,000 SF	TEL Manufacturing and Engineering of America, Inc.	15,000 SF
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Chelmsford Avail. Business Space / Town - Wide

114 Turnpike Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1994
RBA:	19,943 SF
Floors:	1
Typical Floor:	19,943 SF

AVAILABILITY

Min Divisible:	168 SF
Max Contig:	7,400 SF
Total Available:	12,088 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.65 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3	Office	Direct	1,800 - 7,400	7,400	7,400	Withheld	30 Days	Negotiable
P 1st	3A	Office	Direct	168 - 272	272	272	Withheld	30 Days	Negotiable
P 1st	4	Flex	Direct	4,416	4,416	4,416	Withheld	Aug 2024	3 - 5 Yrs

SALE

Last Sale: Sold on Mar 12, 2020 for \$1,615,000 (\$80.98/SF)

TRANSPORTATION

Parking:	71 Surface Spaces are available; Ratio of 3.44/1,000 SF
Commuter Rail:	9 minute drive to North Billerica (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))
Airport:	47 minute drive to General Edward Lawrence Logan International
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Merrimack Education Center	1,800 SF	NCSD	1,650 SF
Douglas Public Schools	500 SF	Howardsteinhudson Associates Inc	200 SF

Chelmsford Avail. Business Space / Town - Wide

2-18 Vinal Sq - The Parlee Bldg

Chelmsford, MA 01863 - Lowell/Chelmsford Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1985; Renov 2006
GLA:	42,882 SF
Floors:	3
Typical Floor:	14,155 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,320 SF
Max Contig:	1,320 SF
Total Available:	1,320 SF
Asking Rent:	\$9.50/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	8A	Office	Direct	1,320	1,320	1,320	\$9.50/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Mar 31, 2020 for \$1,775,000 (\$41.39/SF) at 7.00% Cap

AMENITIES

Pylon Sign, Signalized Intersection

KEY TENANTS

Frank GW McKittrick & Co	1,453 SF	Molly Love Fitness	1,446 SF
Push Muscular	1,121 SF	Nails by Chi	909 SF
Clinical Rehab Specialists	600 SF	Molly Maid	600 SF

TRAFFIC & FRONTAGE

Traffic Volume:	5,830 on Groton Rd & Adams St (2022)
	12,419 on Tyngsboro Rd & Butterfield St (2022)
Frontage:	Tyngsborough Rd (with 1 curb cut)
	Wotton St (with 1 curb cut)

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Chelmsford Avail. Business Space / Town - Wide

2-18 Vinal Sq - The Parlee Bldg



Chelmsford, MA 01863 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking: 140 Surface Spaces are available; Ratio of 5.60/1,000 SF

Commuter Rail: 8 minute drive to Lowell (Lowell Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 39 minute drive to Manchester Boston Regional

Walk Score ®: Somewhat Walkable (58)

Transit Score ®: Minimal Transit (0)
