FLEX BUILDING FOR SALE

Executive Summary



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 1.34 Acres

Year Built: 1960

Building Size: 28,752 SF

Zoning: CV - Village Center

Overlay

Parking Ratio: 3.91

redevelopment the seller will agree to permit conditions.

PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

- 1.34 Acres of upland, level developable land
- Approximately 112 surface parking spaces
- Well-positioned 1 mile from I-495 and 2 miles from Route 3
- Within 1/2 mile from Dunkin Donuts, CVS Pharmacy, Bank of America and the Chelmsford Town center shopping mall

1.34-acre upland parcel in Chelmsford center improved by a two-story,

28,000+/- SF retail/office property suited for redevelopment within a new mixed-use overlay zone. Today the property is approximately 35% leased to

five at-will tenants allowing for flexibility for redevelopment or lease-up. If

• 10 minutes from MBTA commuter rail

Ceiling Height: 10.0

CLICK HERE TO WATCH PROPERTY VIDEO



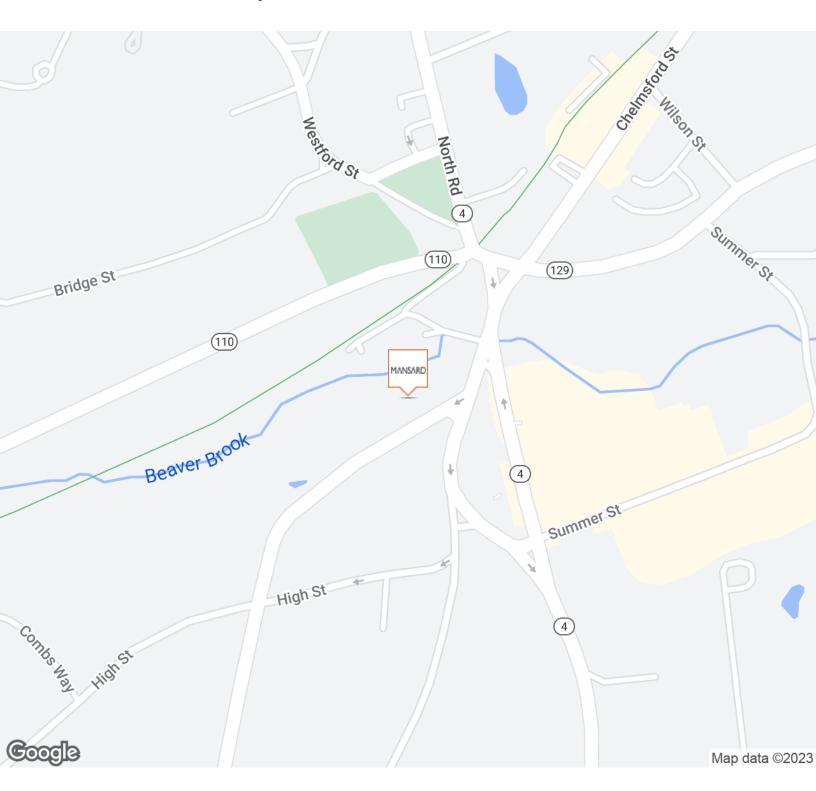
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INDUSTRIAL PROPERTY FOR SALE

Location Maps





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