

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
Ceiling Height:	10.0

PROPERTY OVERVIEW

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 redevelopment the seller will agree to permit conditions.

PROPERTY HIGHLIGHTS

- 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
- 10 minutes from MBTA commuter rail

[CLICK HERE TO WATCH PROPERTY VIDEO](#)

MANSARD

TAYLOR SAULNIER, CCIM
617.674.2043
taylor@mansardcre.com

JEREMY CYRIER, CCIM
617.674.2043
advisors2@mansardcre.com

INDUSTRIAL PROPERTY FOR SALE

Location Maps



MANSARD

TAYLOR SAULNIER, CCIM
617.674.2043
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JEREMY CYRIER, CCIM
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