

INDUSTRIAL CONDO FOR LEASE

Executive Summary



OFFERING SUMMARY

Available SF: Fully Leased

Lease Rate: N/A

Zoning: Business
Office/Professional B2

Major Highway: Route 3

Ceiling Height: 19'

PROPERTY OVERVIEW

This 3,250 SF+/- two-story industrial/flex condominium features 3 spacious mezzanine office suites, a kitchenette and 19' ceilings. This end unit condo features 3 private entrance points and 6+ exclusive parking spaces. Conveniently located on Middlesex Road, this high traffic location overlooks the Merrimack River. The space is fully air conditioned, received a new HVAC unit in 2018 and a rubber roof in 2016. This condo offers a rare opportunity to relocate your business to this high traffic, well maintained end unit flex space

PROPERTY HIGHLIGHTS

- Clear height of 19' to ceiling and 10.5' to mezzanine
- 6+ private parking spaces
- 3 oversized office suites, reception area, kitchenette, 2 bathrooms & more
- Security system, wet/dry sprinklers and 3 phase electrical power
- High traffic location of over 21,000+/- vehicles per day
- Amenity rich area, just 2 minutes from route 3A and 6 minutes from the Pheasant Lane Mall

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Additional Photos



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Location Maps



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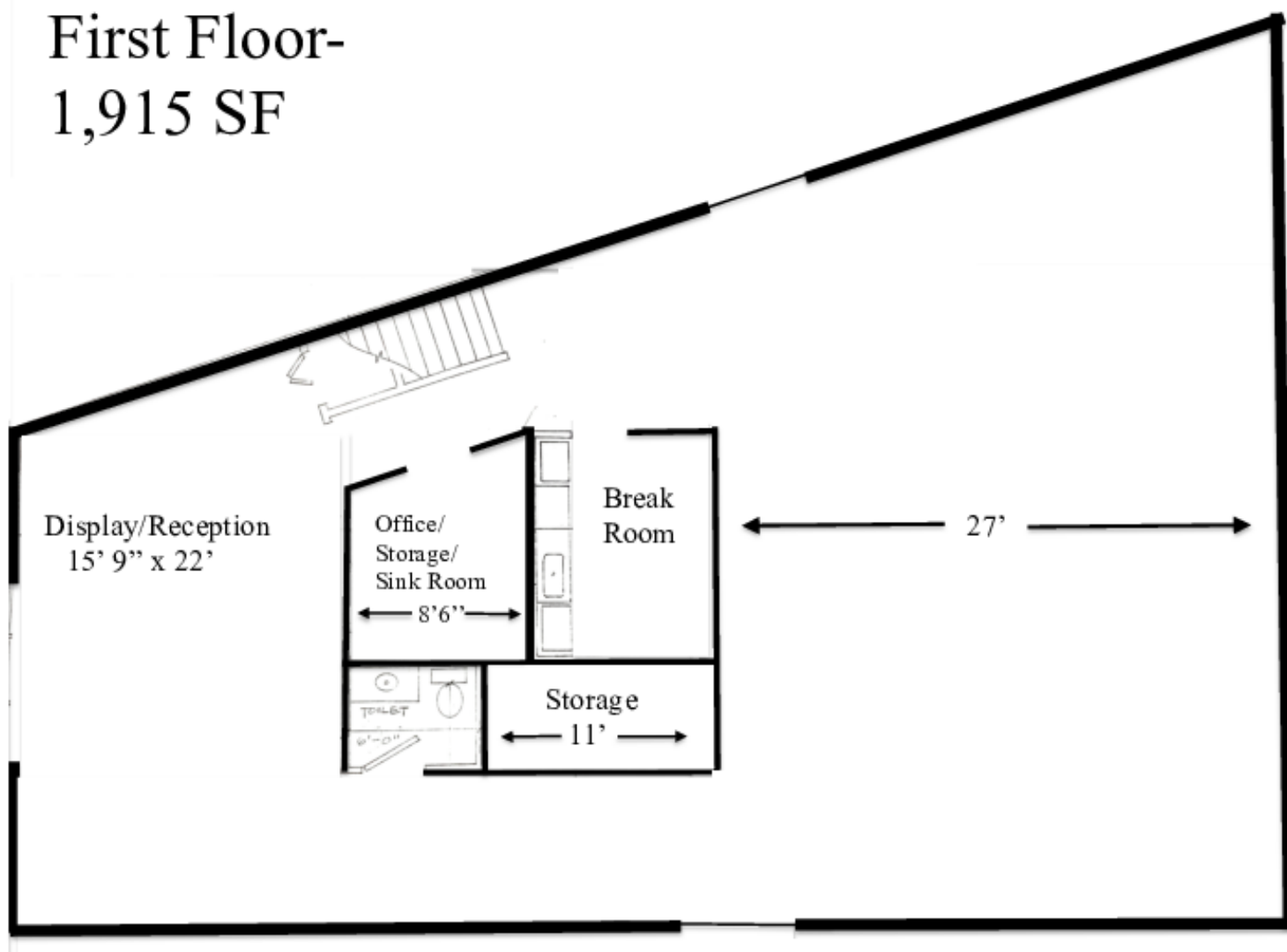
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Floor Plans

First Floor- 1,915 SF

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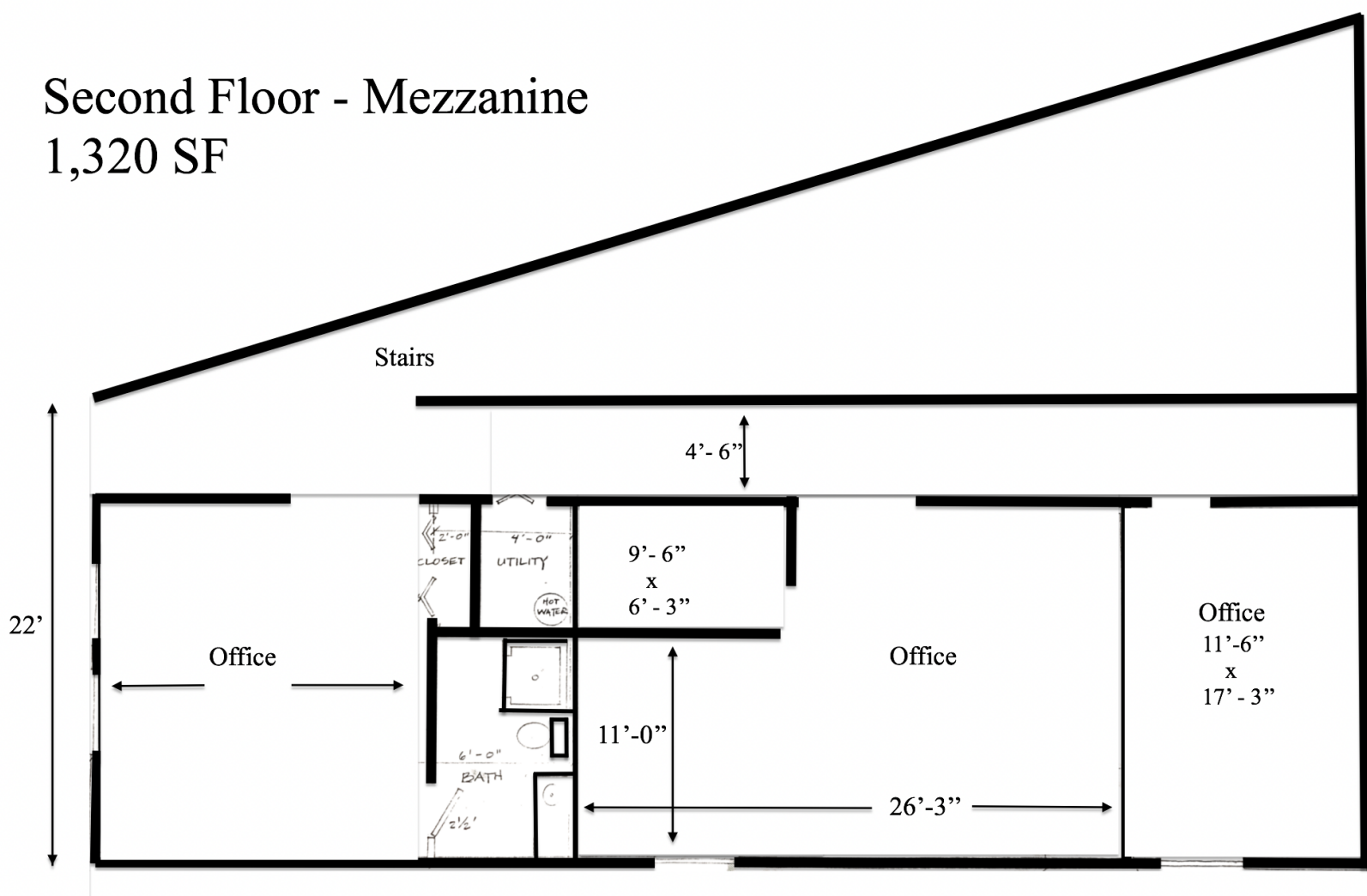
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Floor Plans

Second Floor - Mezzanine 1,320 SF

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Amenity Map



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INDUSTRIAL CONDO FOR LEASE

Advisor Bio 1



JEREMY CYRIER, CCIM

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INDUSTRIAL CONDO FOR LEASE

Advisor Bio 2

**TAYLOR SAULNIER, CCIM**

Commercial Real Estate Advisor

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Direct: 617.674.2043 | **Cell:** 617.510.7035**PROFESSIONAL BACKGROUND**

Taylor, our Client Services Associate, brings her skills in finance, business development, and management allowing for her to excel in managing all aspects of our project fulfillment. While recognizing that every client has different needs, she specializes in finding the right approach and creative solution for each client. Taylor graduated from Suffolk University in Boston, Massachusetts, where she earned her degree in Finance. She is currently working towards earning her CCIM designation.

MANSARD COMMERCIAL PROPERTIES

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