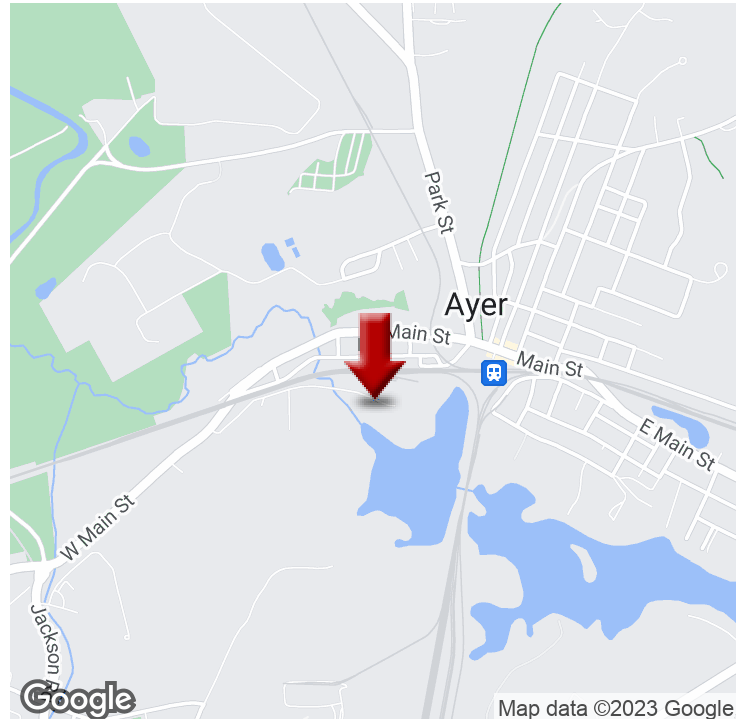


INDUSTRIAL FOR SALE

BUILDING B

1 Sculley Rd., Building B, Ayer, MA 01432



OFFERING SUMMARY

SALE PRICE:	TBD
AVAILABLE SF:	
LOT SIZE:	1.69 Acres
YEAR BUILT:	1980
BUILDING SIZE:	31,621 SF
ZONING:	LI
PRICE / SF:	-

PROPERTY OVERVIEW

31,621 sf of Flex/Manufacturing space available for sale or lease. Building has lots of power with Approx. 10k Amps 480V 3PH. 2 loading docks, 2 drive in doors and 14'+ clear height. Excellent space for manufacturing, flex or warehouse space. Owner requires a lease back of approx. 2300 sf of Office space for 10 yrs at \$8/sf gross.

PROPERTY HIGHLIGHTS

- 31,600 total sf
- 2300 office sf
- 10k amp electric service
- 1.69 Acres
- Close to downtown shopping & restaurants

COASTAL LAND & COMMERCIAL GROUP AT KELLER WILLIAMS C
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750 Lafayette Rd.,
Ste 201
Portsmouth, NH 03801

RICHARD PERKINS
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SALE PRICE

TBD

LOCATION INFORMATION

Building Name	Building B
Street Address	1 Sculley Rd., Building B
City, State, Zip	Ayer, MA 01432
County/Township	Middlesex
Cross Streets	West Main St.

BUILDING INFORMATION

Building Size	31,621 SF
Price / SF	-
Year Built	1980
Occupancy %	0%
Number Of Floors	1
Average Floor Size	31,621 SF
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	LI
Lot Size	1.69 Acres
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Propane
Power	Yes

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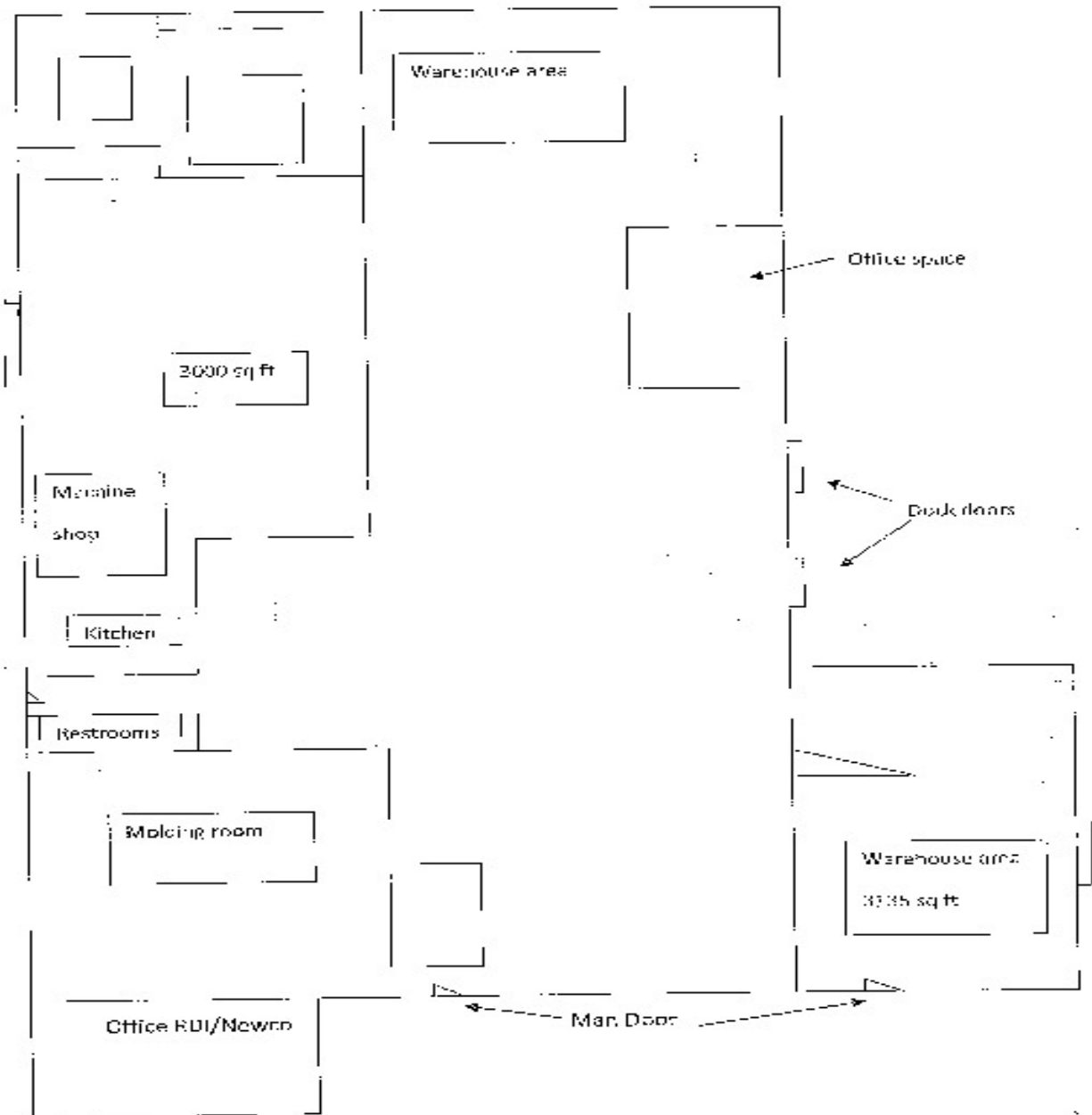
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1 Sculley Road Building B



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	1 MILE	5 MILES	10 MILES
Total population	2,242	30,187	127,312
Median age	38.8	40.2	40.5
Median age (male)	36.9	39.5	39.7
Median age (female)	39.9	41.0	41.5
	1 MILE	5 MILES	10 MILES
Total households	925	10,396	44,506
Total persons per HH	2.4	2.9	2.9
Average HH income	\$71,261	\$104,355	\$110,711
Average house value		\$466,946	\$454,037

* Demographic data derived from 2020 ACS - US Census

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