



285 MILL ROAD

PRIME OFFICE/MEDICAL/R&D SPACE

±13,440-31,002 SF
AVAILABLE

CBRE

ROBIE
PROPERTIES LLC

PROPERTY DESCRIPTION

Total Building Size:	±31,002 SF	Fire Sprinkler:	Wet
Available SF:	±13,440–31,002 SF	Generator:	One (1) 10kVA Kohler natural gas generator
Year Built:	1985	HVAC:	85 tons of cooling via 17 constant volume units Additional 29.5 tons of supplemental cooling via seven split units
Building Owner:	Robie Properties	Elevator:	One (1) passenger elevator, hydraulic inground (AMCO 1984, speed 125, capacity 2,500, 2 floors)
Loading:	One (1) tailboard loading dock	Heating:	Gas Heating via 17 RTUs and 5-ton roof units
Parking Ratio:	±4.35/1,000 SF (135 Spaces)	Lockers:	One (1) men's shower & locker room One (1) women's shower & locker room
Ceiling Height: Floor to Drop Ceiling: Floor to Lower Truss: Floor to Deck:	8'11" 11'2" 13'11"	Utilities: Electric: Gas: Water:	National Grid National Grid / Boston Gas Chelmsford Water District
Power:	1,200 amps, 120/208 V, 3-phase, 4-wire		
Construction:	Steel frame, predominantly brick façade		
Roof:	Ballasted Rubber		

LESS THAN 3,000 FEET FROM EXIT 79 ON ROUTE 3

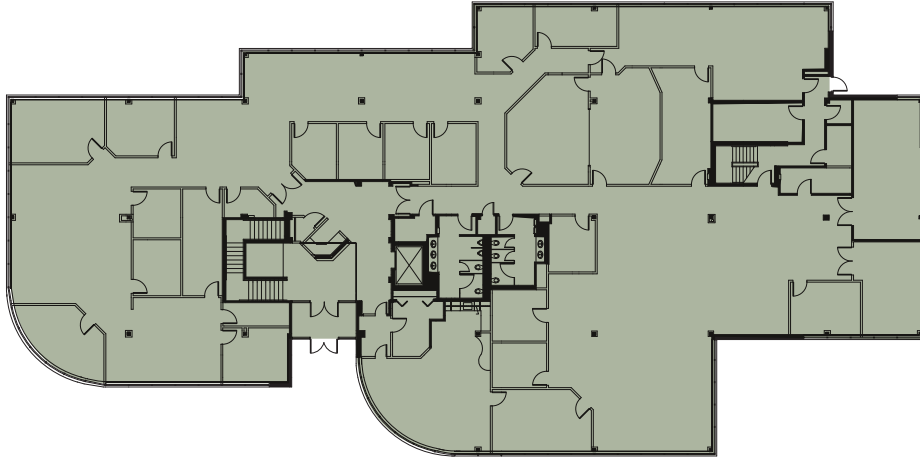


UP TO $\pm 31,002$ SF

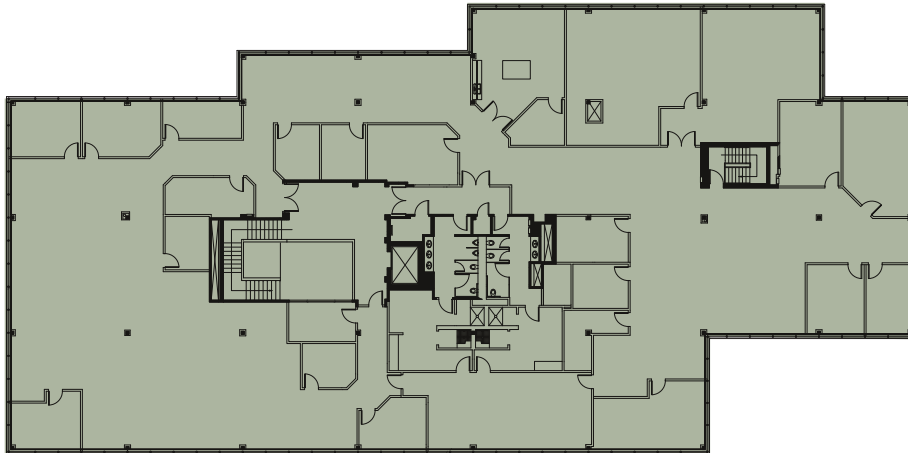
STANDALONE OPPORTUNITY

FLOOR PLANS

FIRST FLOOR | $\pm 13,440$ SF



SECOND FLOOR | $\pm 17,562$ SF



CORPORATE NEIGHBORS



<500
Feet to

129

<3,000
Feet to

3

<10
Miles to



<2
Miles to



27.5
Miles to
Downtown
Boston



29.9
Miles to
Logan
Airport



John Wilson
Executive Vice President
+1 617 439 7811
john.wilson15@cbre.com

Christian Vallis
Vice President
+1 617 912 6937
christian.vallis@cbre.com

CBRE

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