



# 285 MILL ROAD

PRIME OFFICE/MEDICAL/R&D SPACE

**±13,440-31,002 SF**  
AVAILABLE

**CBRE**

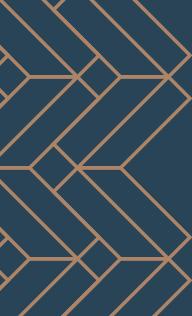
**ROBIE**   
PROPERTIES LLC

# 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, hydrolic 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:		Utilities:	
Floor to Drop Ceiling:	8'11"	Electric:	National Grid
Floor to Lower Truss:	11'2"	Gas:	National Grid / Boston Gas
Floor to Deck:	13'11"	Water:	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



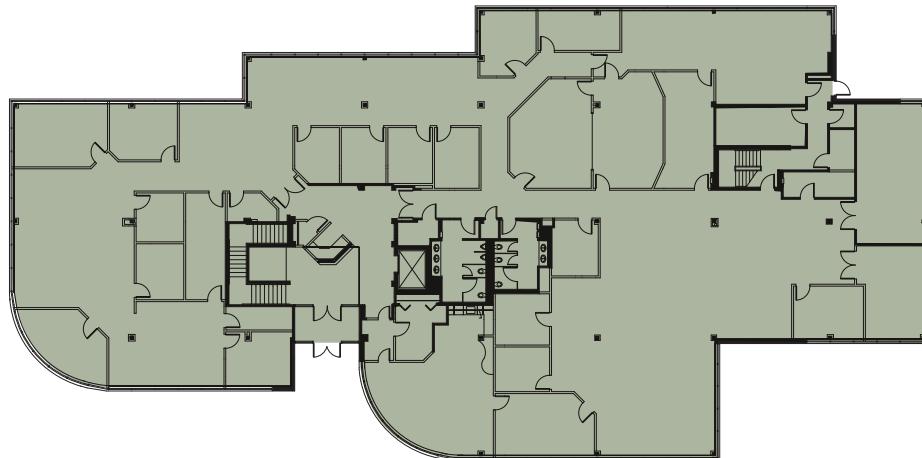


# UP TO $\pm 31,002$ SF

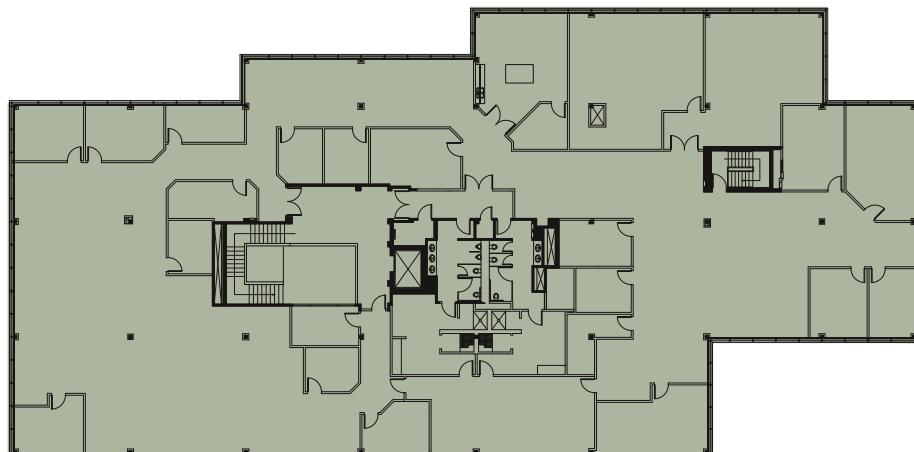
## STANDALONE OPPORTUNITY

### FLOOR PLANS

FIRST FLOOR |  $\pm 13,440$  SF



SECOND FLOOR |  $\pm 17,562$  SF



# CORPORATE NEIGHBORS



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**CBRE**

**ROBIE**  
PROPERTIES LLC

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