

238 LITTLETON ROAD

WESTFORD, MA



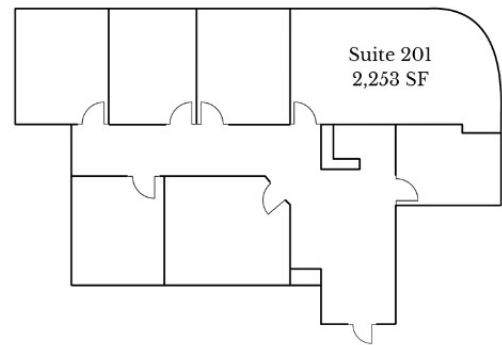
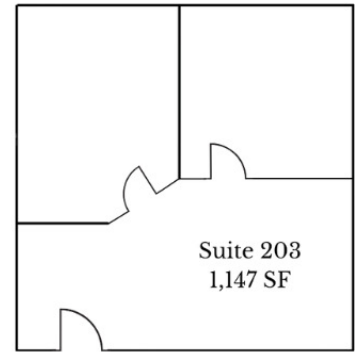
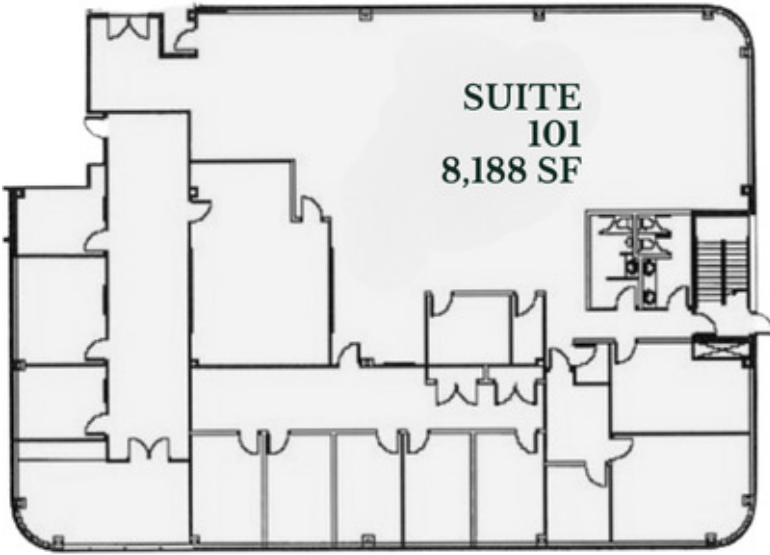
COMMERCIAL
O'BRIEN
PROPERTIES, INC.

1,147 - 8,188 SF For Lease



SUMMARY / SPECIFICATIONS

238 LITTLETON RD WESTFORD, MA



PROPERTY DESCRIPTION

238 Littleton Road is a two-story office and flex building encompassing approximately 49,386 square feet on a 5.96-acre lot. Constructed in 1988, the property is zoned Commercial Highway (CH), accommodating a variety of uses including office, light manufacturing, R&D, education, and general services. Strategically located along Route 110, it offers immediate access to Exit 83 off I-495 and is less than a mile from Westford's town center, providing tenants with convenient connectivity and proximity to local amenities.

PROPERTY HIGHLIGHTS

- Year built: 1988 // Size: 49,386 SF // Land: 5.96 AC
- Prominent Signage Available
- Power: 1,200A, 480/277v 3-phase
- Sprinkler: Wet system // Clear Height: 10' to slab
- Loading: Two (2), dock height
- Availability: 4 office and flex suites

OFFERING SUMMARY

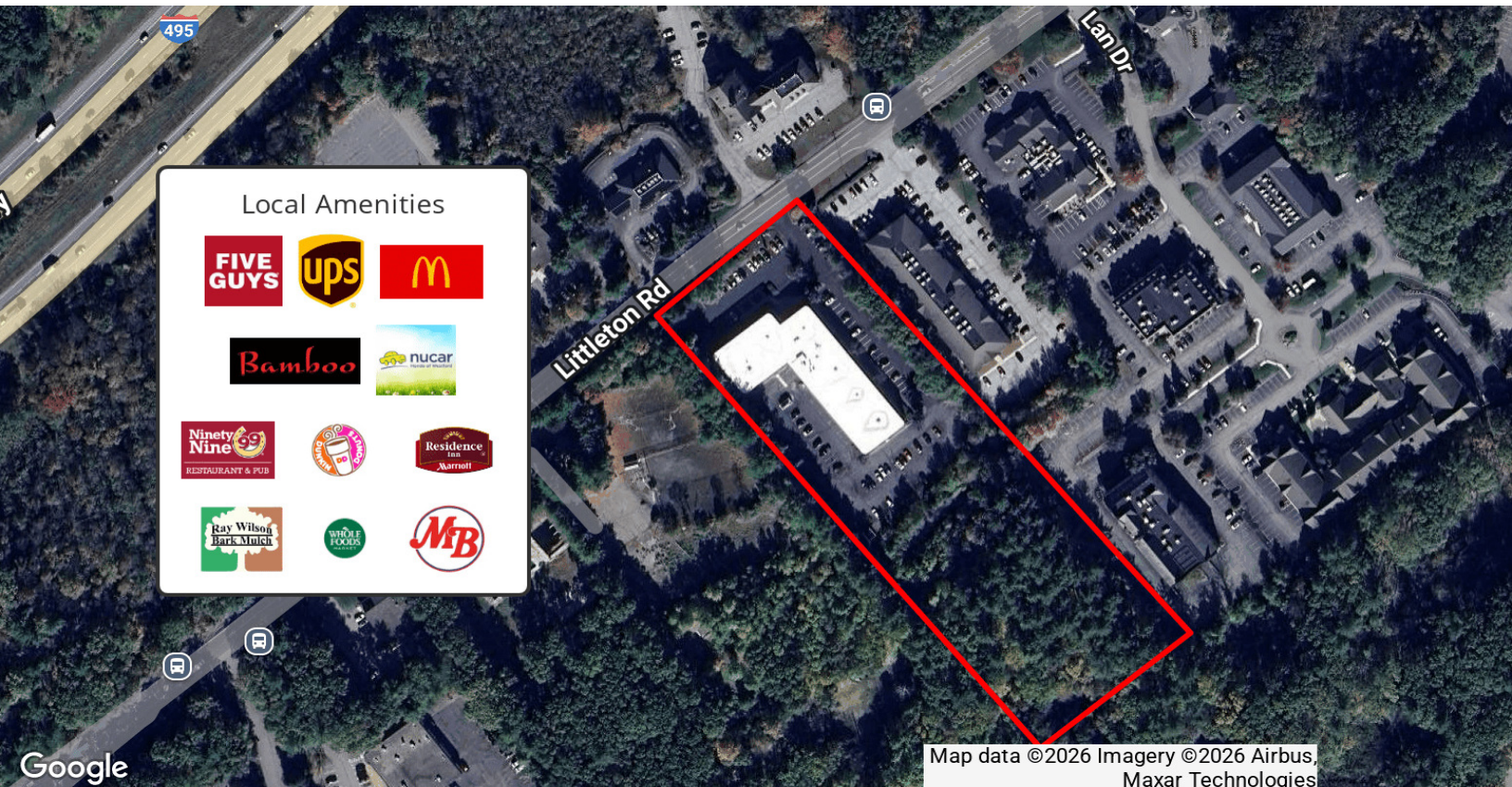
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|----------------|------------------|
| Lease Rate: | Negotiable |
| Available SF: | 1,147 - 8,188 SF |
| Lot Size: | 5.96 Acres |
| Building Size: | 49,444 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|-----------|------------|------------|
| Suite 101 | Negotiable | 8,188 SF |
| Suite 203 | Negotiable | 1,147 SF |
| Suite 207 | Negotiable | 3,212 SF |
| Suite 201 | Negotiable | 2,253 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 29 | 107 | 602 |
| Total Population | 88 | 314 | 1,689 |
| Average HH Income | \$245,715 | \$248,450 | \$234,452 |

PROPERTY / LOCATION

238 LITTLETON RD WESTFORD, MA



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