

238

LITTLETON ROAD
WESTFORD, MA

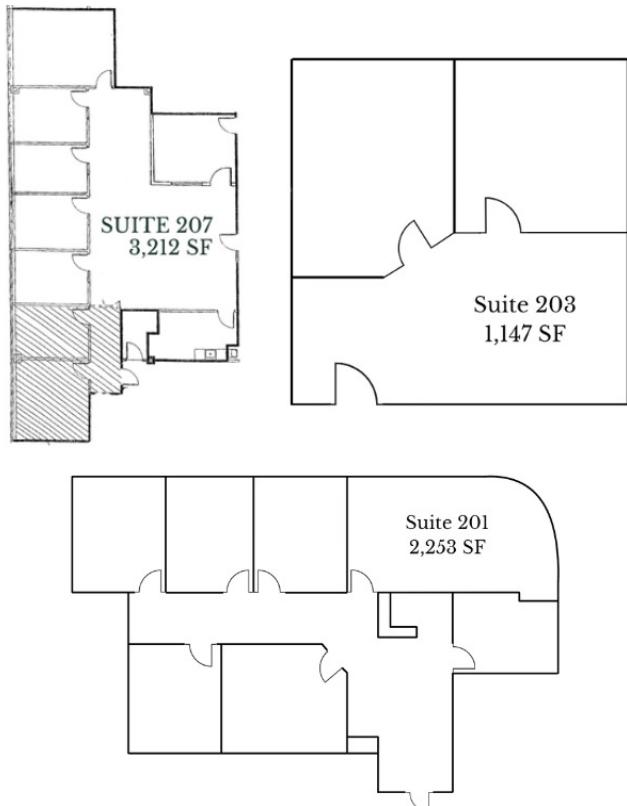
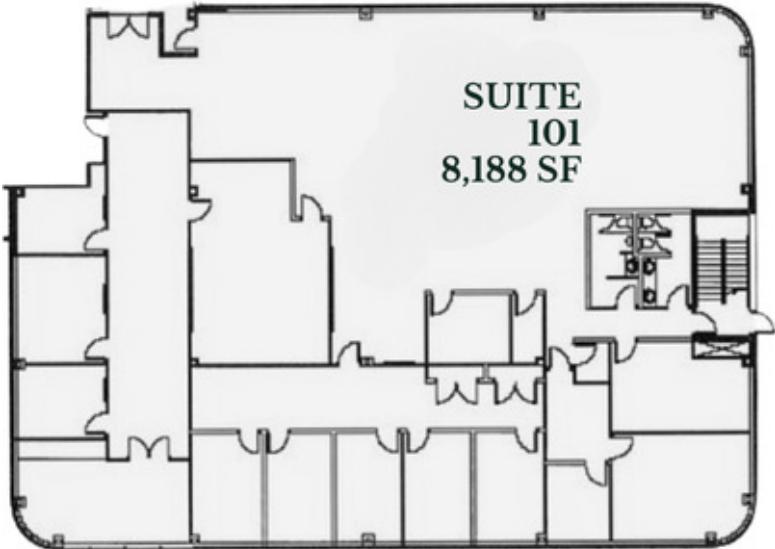


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

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

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

ROB MCGARRY

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PROPERTY / LOCATION

238 LITTLETON RD WESTFORD, MA



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