

248 MILL ROAD

CHELMSFORD, MA

FLEX
SPACE
FOR LEASE

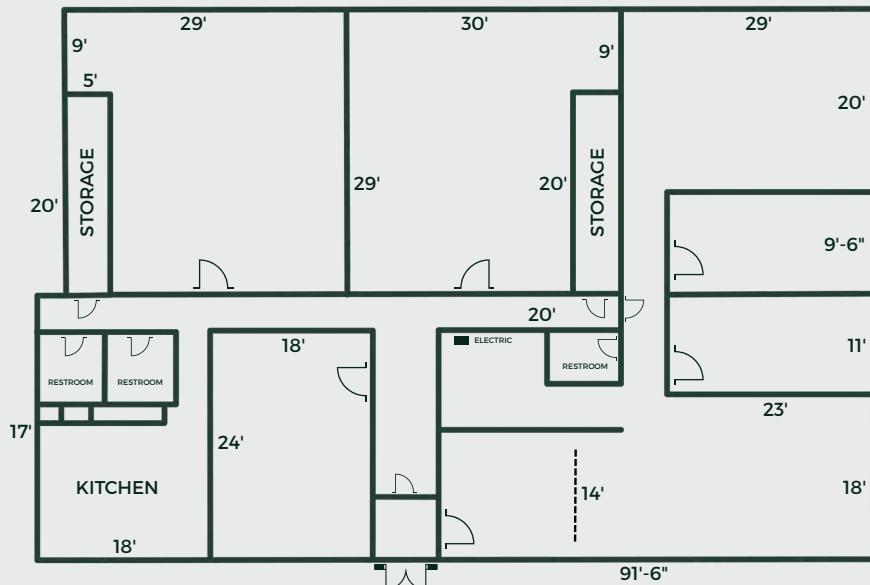


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

O'Brien Commercial Properties is pleased to present an excellent leasing opportunity at 248 Mill Road, a professionally managed, 40,000 SF flex/industrial complex ideally located just off Route 3 and I-129 in Chelmsford, Massachusetts. This property offers excellent visibility, seamless highway access, and flexible space solutions to meet the needs of any small business. Now offering 5,400 square feet of versatile space, perfectly suited for light manufacturing, research & development, warehouse operations, or flexible office configurations.

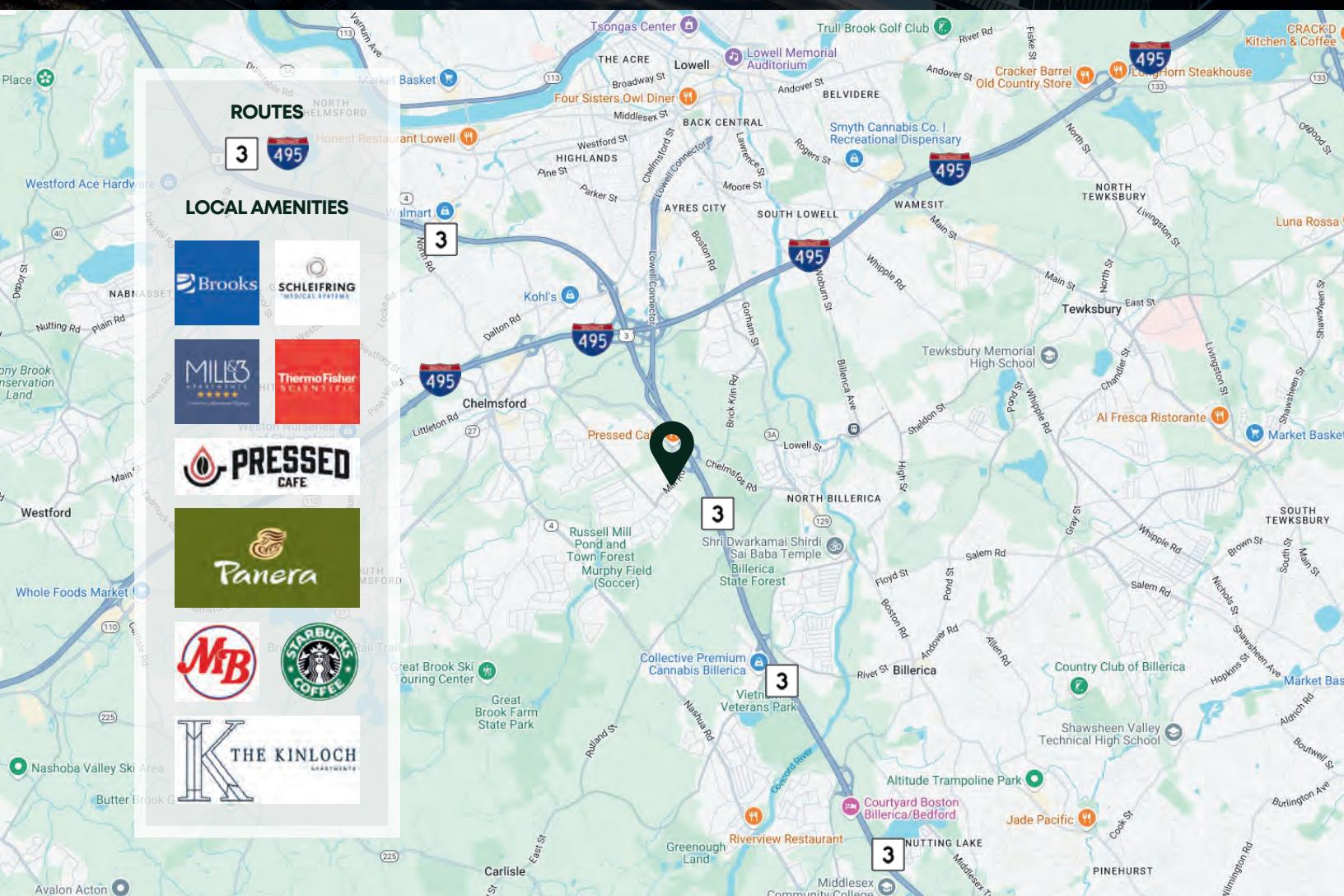


SPECIFICATIONS

- Year Built: 1998
- Building Size: 20,000 SF
- Zoning: IA/Light Industrial
- Stories: Two (2)
- Heat: Natural Gas
- Water/Sewer: Town of Chelmsford
- Electricity: National Grid
- Loading: Double Door at Grade
- HVAC: Full AC/Heat

5,400 SF OF FLEX SPACE AVAILABLE

THE PROPERTY/LOCATION



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