



# 444 GREAT RD

ACTON, MA

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FOR SALE OR LEASE | 4,452 SF INDUSTRIAL BUILDING ON 0.97 AC

- Frontage on Route 2A
- 7.1 Miles to Route 2
- 7.8 Miles to Route 495

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## **PROPERTY DESCRIPTION**

4,452 SF Single Story Industrial Building on 0.97 AC for Sale or Lease

## **PROPERTY HIGHLIGHTS**

- Frontage on Route 2A
- 7.1 Miles to Route 2
- 7.8 Miles to Route 495

## **ALLOWED USES BY-RIGHT**

- Retail Store
- Personal services (salons, barber shops, pet grooming, etc.)
- Restaurants or cafés
- Professional offices (law, medical, financial, real estate)
- Fitness studios or wellness services
- Childcare facilities

## **PROPERTY SPECIFICATIONS**

Building Size:	4,452 SF
Lot Size:	0.97 AC
Loading:	1 Tailboard Dock
Roof Type:	Asphalt Shingles
Lighting:	LED
Zoning:	Limited Business (LB)
Parking	23
Utilities:	Septic
HVAC:	100% AC
Construction:	Wood Frame
Lease Rate:	\$16.50 SF/yr (NNN)
Sale Price:	\$1,250,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,065	22,158	105,063
Total Population	22,093	60,587	286,440
Average HH Income	\$201,909	\$217,781	\$193,458









Pepperell

Dracut

**Fuchi MARKET BASKET**  
ASIAN CUISINE

**Residence INN**  
BY MARRIOTT

**Ninety Nine 99**

**Panera BREAD**

**BIG APPLE MARKET & DELI**

**Starbucks**

**COLD STONE CREAMERY**  
NABNASSET

**Marshalls**

**{B} BURTONS GRILL & BAR**

**DUNKIN'**

113

3

**HIGHWAY PROXIMITY**

**2** 3 MILES

**495** 3.9 MILES

**BOSTON**  
30 MILE

**WORCESTER, MA**  
33 MILES

444 GREAT RD.  
ACTON, MA

**Dino's KOLZINA PIZZERIA**

**Slow Rise NASHOBA BROOK BAKERY**

**CHIPOTLE MEXICAN GRILL**

**Concord Teacakes**

**pure barre**

**ADELITA PASTAS AND MARGARITAS**

**DUNKIN'**

**Emerson Health**

20

95

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 **WAG & WASH**  
Natural Food • Dog Wash • Grooming

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