



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 52,450 SF FLEX/LIGHT MANUFACTURING BUILDING

- 47,100 SF Total Available
- Subdivides to 14,700 SF
- 12'3" Clear Height
- 100% AC



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

52,450 SF Flex/Light Manufacturing Building.
7 Stuart Road in Chelmsford offers up to 47,100 square feet of high-quality flex/manufacturing space. The building is fully air-conditioned with 3,600 amps of power, three loading docks, and flexible layouts that subdivides to 14,700 square feet. Less than a mile from Route 3 and 25 miles from Boston, it provides exceptional access in a premier industrial park.

PROPERTY HIGHLIGHTS

- 47,100 SF Available
- 6,500 SF of Office/Flex on the Second Floor Available
- Less than 1 mile from Route 3

SUBDIVIABLE	AVAILABLE	UNIT 1	UNIT 2
Square Foot:	47,100	25,900	14,700
Clear Height:	12'3"	12'3"	9'9"
Loading Docks:	3	1	2
Office Space:	6,500 SF	Subdividable: 3,250 SF	

PROPERTY SPECIFICATIONS

Building Size:	54,000 SF
Available:	47,100 SF
Lot Size:	4.8 Acres
Power:	3,600 Amps
Unit 1 Clear Height:	12'3"
Unit 2 Clear Height:	9'9"
Lease Rate:	\$13.95 NNN
NNN:	\$2.92/SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685





AVAILABLE OFFICE SPACE ON FLOOR 2

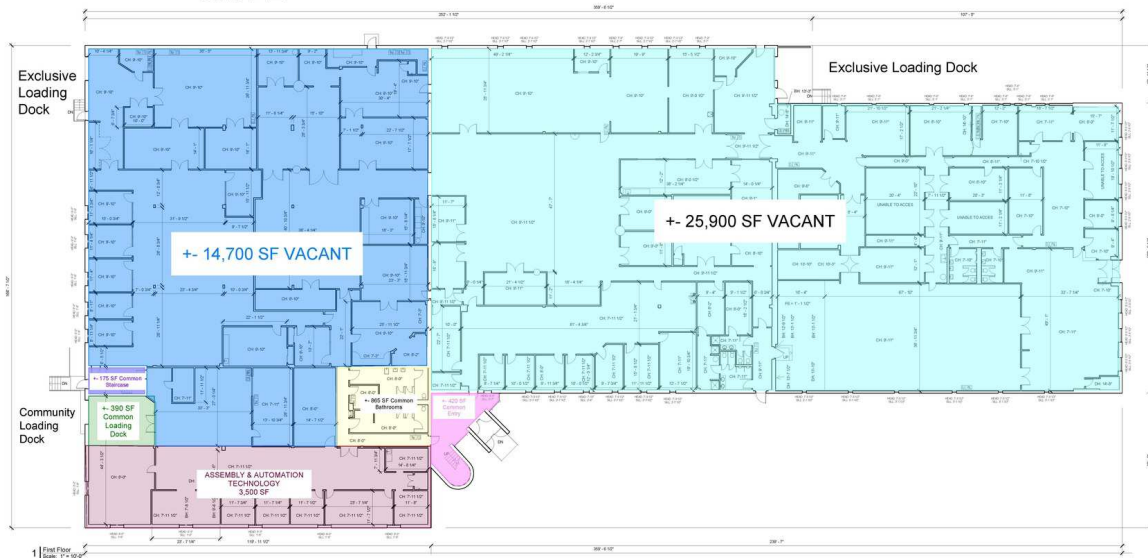


Subdivide Down
to 3,250 SF

**+~ 47,100 SF TOTAL
VACANCY**

UNIT 2

UNIT 1



7 Stuart Road

Dorchester, MA

EXISTING CONDITIONS

Get us at: 857.337.8811
info@engineeringconditions.com
www.engineeringconditions.com

The Map Accuracy
Existing Conditions Range and
As-Built Surveys

As-Built Surveys are conducted by a Licensed Professional Engineer (P.E.) and are subject to the same standards as those required by the State of Massachusetts. The accuracy of the As-Built Surveys is guaranteed by the P.E. and is not subject to the same standards as those required by the State of Massachusetts.

Project Number: 070670803

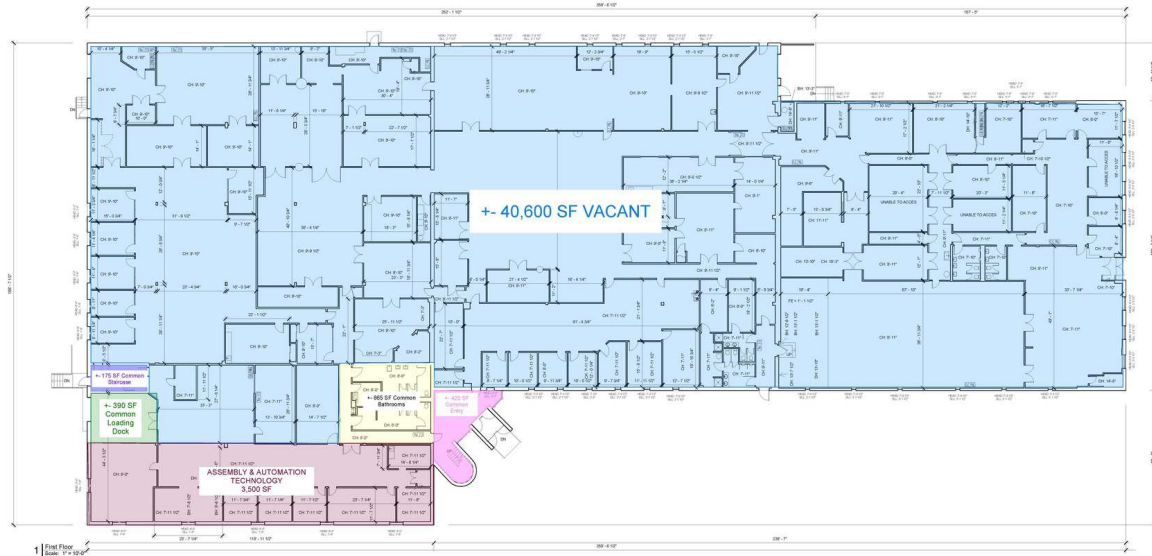
Existing Floor Plans

Area	Legend	Scale
Unit 1	Blue	1" = 60'-0"
Unit 2	Cyan	1" = 60'-0"
Office Space	Purple	1" = 60'-0"
Community Entry Way	Pink	1" = 60'-0"

EX01



+ 47,100 SF TOTAL VACANCY



7 Stuart Road

Cheney, WI

EXISTING CONDITIONS

Call us at 815.337.9351
info@existingconditions.com
www.existingconditions.com

The Most Accurate
Existing Conditions Surveys and
As-Built Surveys

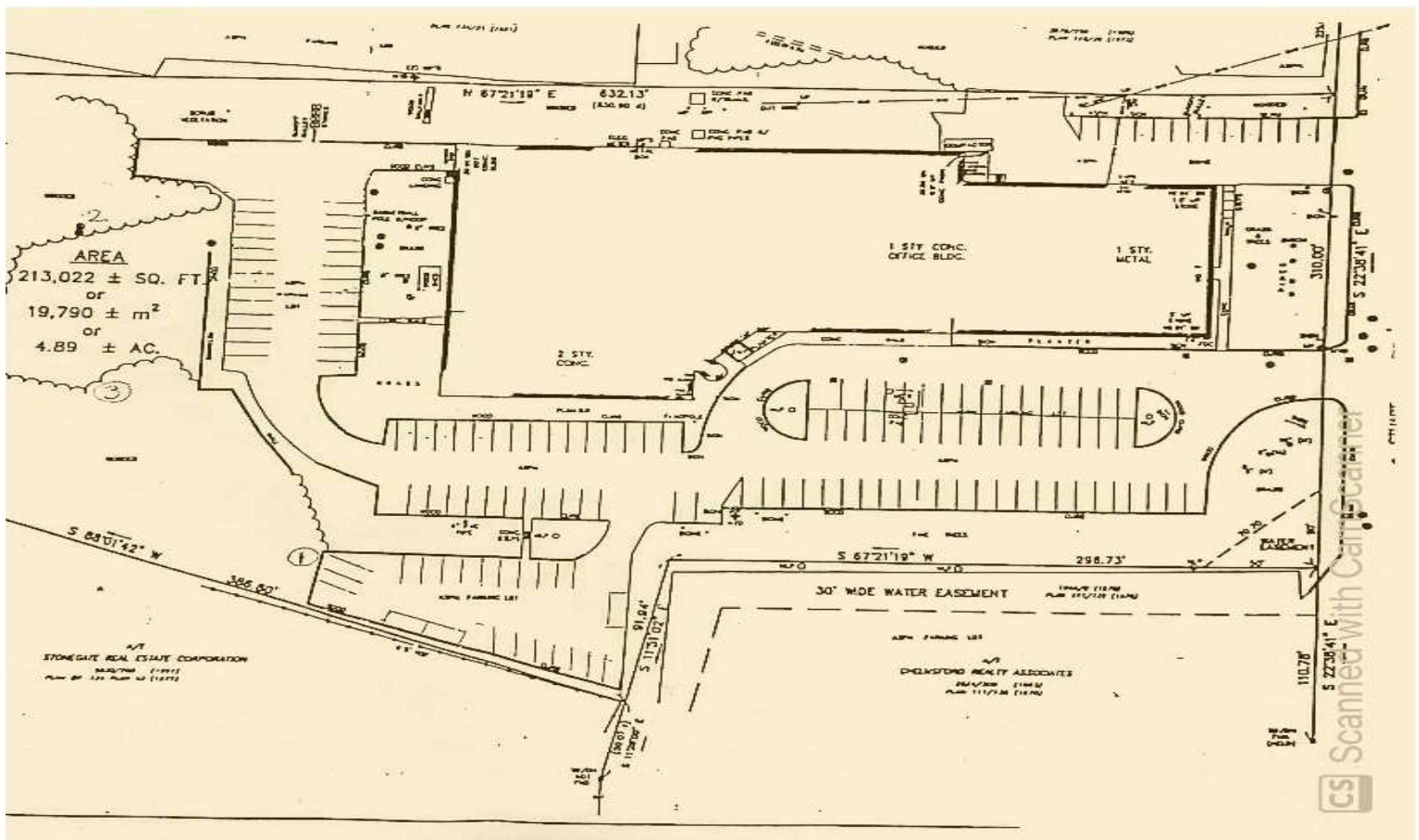
EXISTING CONDITIONS is a leading provider of accurate, reliable, and cost-effective existing conditions surveys and as-built surveys. Our team of experienced surveyors and drafters uses the latest technology to ensure that our clients receive the most accurate and reliable data possible. We have a proven process for capturing and analyzing data, and we are committed to providing excellent customer service and support.

Project Number: 07050903

Existing Floor Plans

Area	Schedule
First Floor	11/1/2023
Second Floor	11/1/2023
Third Floor	11/1/2023
Total	34103 SF

EX01



HIGHWAY PROXIMITY



2.5 MILES
5 MINUTES



10.5 MILES
15 MINUTES



0.8 MILES
3 MINUTES



11 MILES
15 MINUTES

DRACUT

113

LOWELL

RETAIL AREA

TARGET

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

GNC
LIVE WELL

Walgreens

DUNKIN'



NORTH
CHELMSFORD

RETAIL AREA

STOP & SHOP

TJ·maxx

Staples

Michael's

KOHL'S

SEPHORA

LOWE'S

CVS

SHOWCASE
CINEMAS

CHELMSFORD



7 STUART RD
CHELMSFORD, MA

RETAIL AREA

Walmart

MARKET BASKET

**THE HOME
DEPOT**

Marshalls

Hannaford

CVS

DUNKIN'

SOUTH
CHELMSFORD

INDUSTRIAL AREA

**WADDINGTON
NORTH AMERICA**
A MONSIEUR BRAND

3M

**ANALOG
DEVICES**

ThermoFisher
SCIENTIFIC

Brooks

**KRUEGER
FOOD
LABORATORIES, INC.**

SUNS

cab
we identify more

ABC
Supply Co. Inc.

FOUR-IN-ONE CO., INC.
MANUFACTURER OF FINE FOOD PRODUCTS

Accutronics

**PRESSED
CAFE**

CARLISLE

BILLERICA



25 MILES TO
BOSTON

**THE
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7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 52,450 SF FLEX/LIGHT MANUFACTURING BUILDING

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

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