

FOUR LOMAR PARK DRIVE *PEPPERELL, MA*

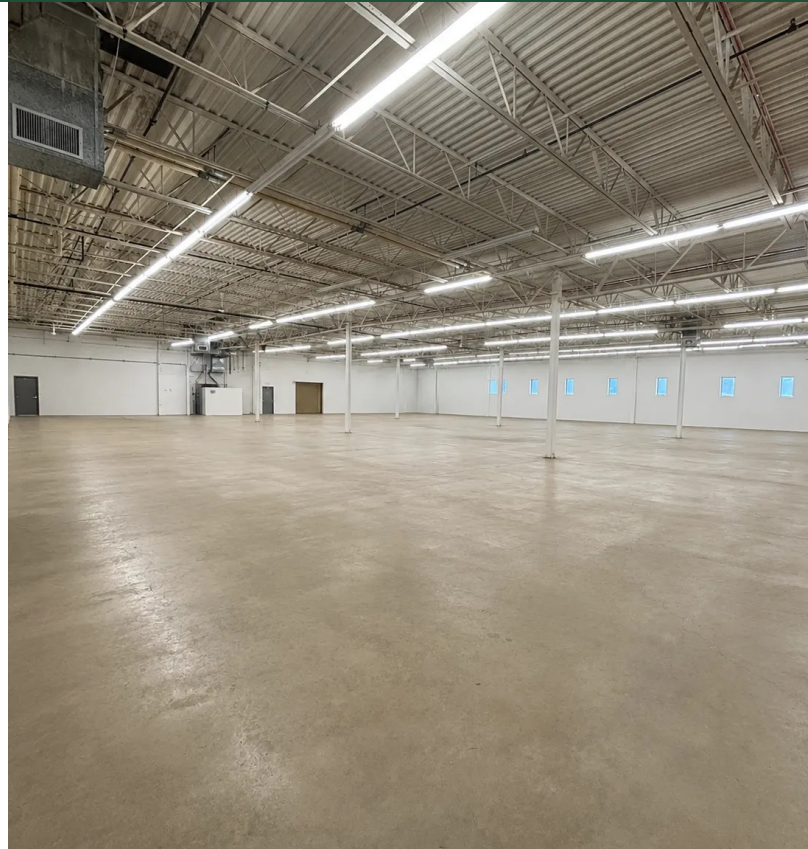


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

**27,000 SF Industrial
Building For Sale**

4 LOMAR PARK DRIVE

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PROPERTY DESCRIPTION

Exceptional 27,000 SF property located in the highly sought-after Pepperell area. Zoned for industrial use, this property is positioned to accommodate a wide range of industrial and manufacturing endeavors. Its convenient location provides easy access to major transportation routes, ensuring seamless connectivity for distribution and logistics.

OFFERING SUMMARY

Lot Size:	4.04 Acres
Building Size:	27,000 SF
Office Space:	2,500 SF
Zoning:	Industrial
Distance to Route 119	10 minutes
Distance to Nashua, NH	15 minutes
Distance to Route 3	15 minutes
Distance to I-495	20 minutes

PROPERTY HIGHLIGHTS

- Masonry construction
- 24' clear height
- 45x45 column spacing
- 2 loading docks (12x10); 1 high-bay door (14x12)
- Seventy (70) dedicated parking spots - lot was paved 12 years ago
- City sewer, water, gas
- 600A 3p 480V
- Rubber membrane roof, ballasted; completed 12 years ago - 15 year warranty
- Wet sprinkler system
- All manufacturing is heated and cooled: 5 AC units - back 2 are 12 years old, 2 are 8 years, and 1 in the office is original

ROB MCGARRY

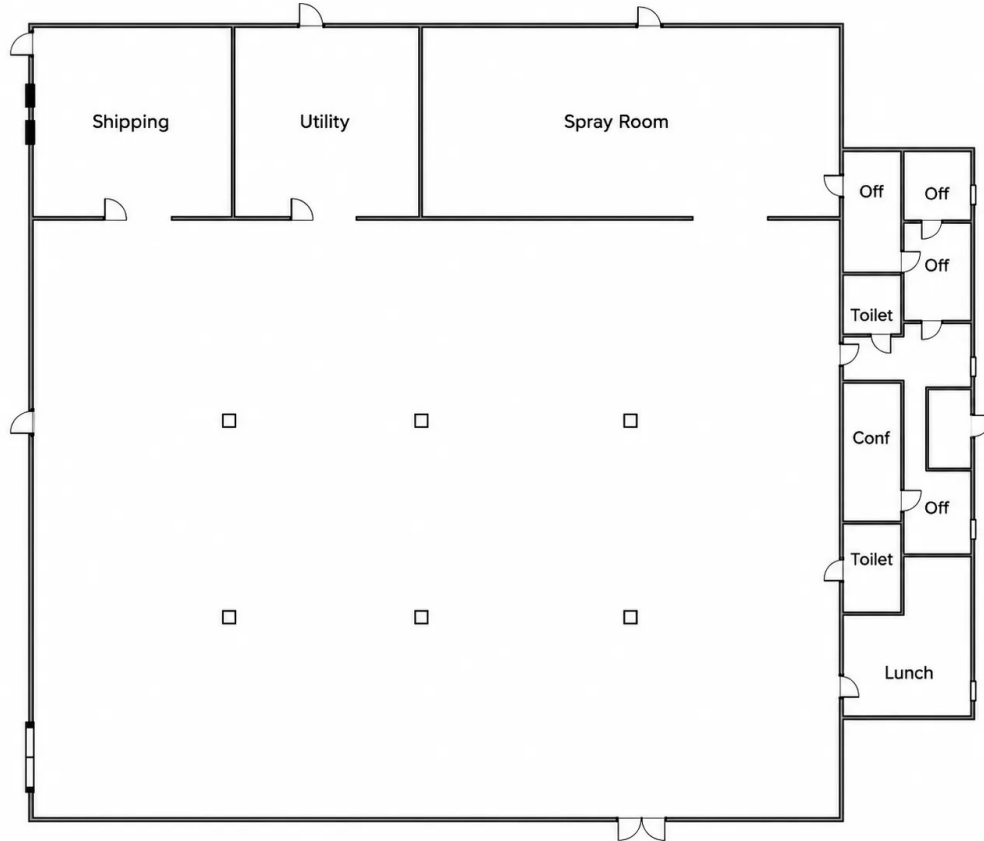
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