

5 BISHOP ROAD

AYER - MA

10,000 SF
WAREHOUSE

FOR SALE



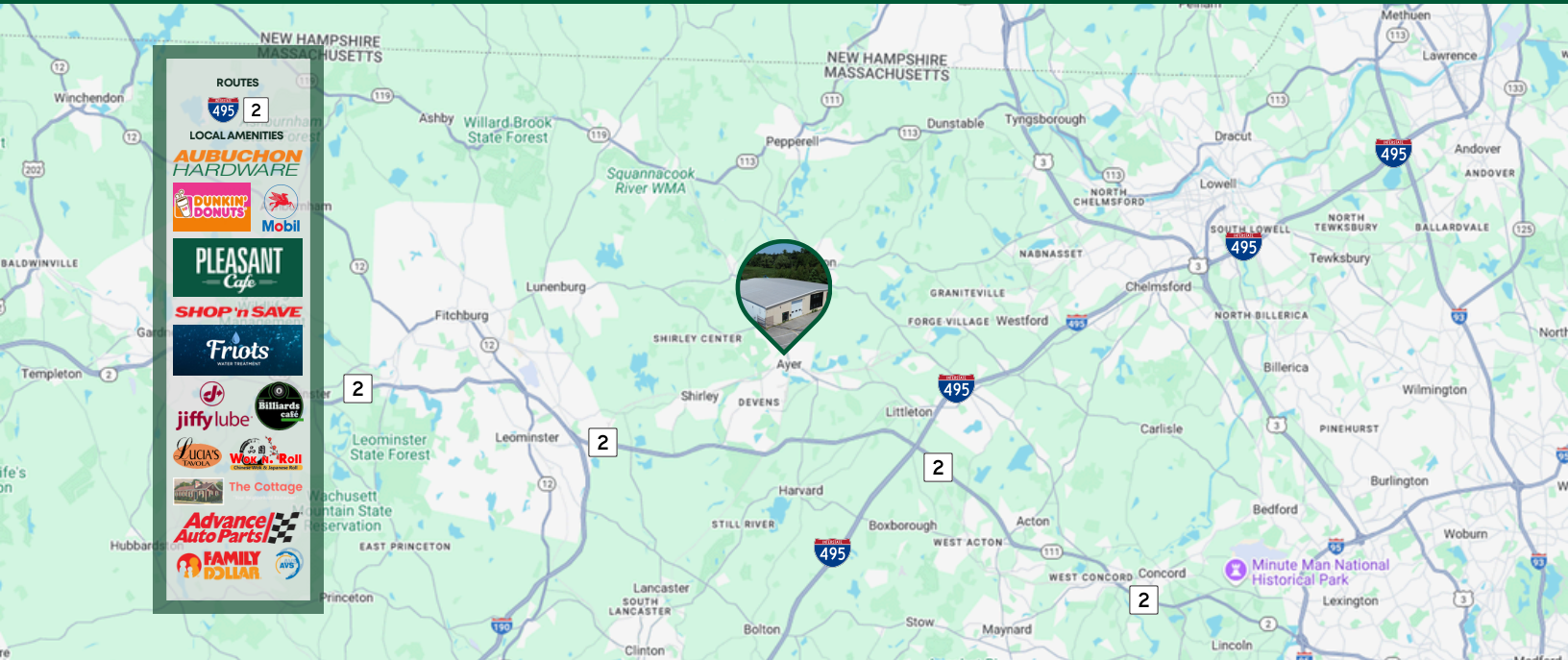
COMMERCIAL
O'BRIEN
PROPERTIES, INC.

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EXECUTIVE SUMMARY

5 BISHOP ROAD OFFERS 10,000 SQUARE FEET OF WAREHOUSE/SHOWROOM SPACE PROMINENTLY LOCATED IN THE HEART OF AYER, MASSACHUSETTS. WITH 18' CLEAR HEIGHTS AND THREE OVERSIZED 14' DRIVE-IN DOORS, THE BUILDING IS WELL SUITED FOR A WIDE RANGE OF COMMERCIAL USES UNDER ITS GENERAL BUSINESS ZONING DESIGNATION. ITS LAYOUT IS IDEAL FOR BUSINESSES SEEKING A BLEND OF FUNCTIONAL WAREHOUSE SPACE AND CUSTOMER-FACING SHOWROOM POTENTIAL. JUST MINUTES FROM ROUTE 2 AND I-495, THE PROPERTY PROVIDES EXCELLENT REGIONAL ACCESSIBILITY AND STRONG VISIBILITY WITHIN AN ESTABLISHED COMMERCIAL CORRIDOR.

LOCATED JUST MINUTES FROM ROUTE 2 AND I-495/10,000 SF INDUSTRIAL WAREHOUSE

5 BISHOP ROAD

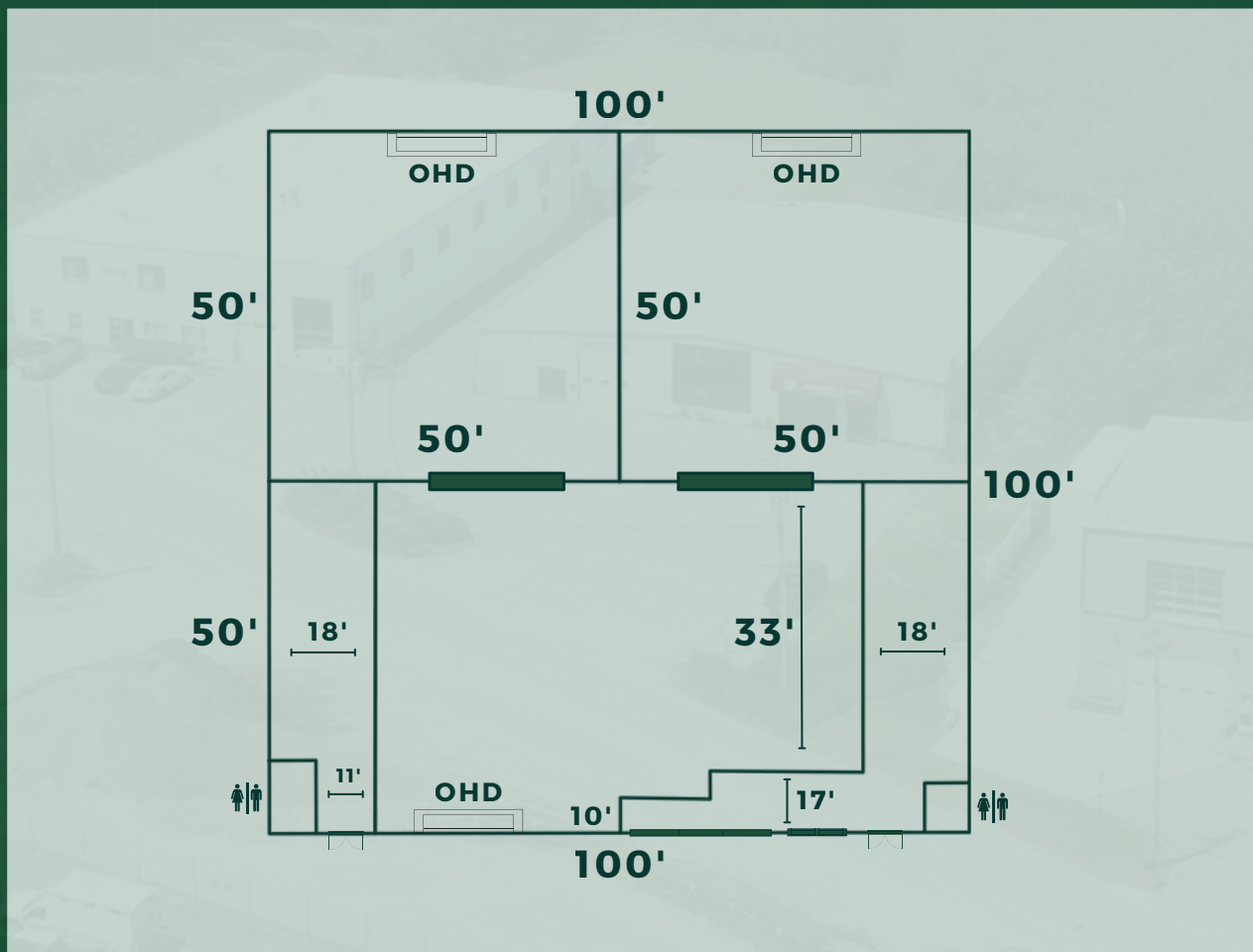
AYER - MA

**10,000 SF
WAREHOUSE**

FOR SALE

- TOWN SEWER AND WATER
- OIL HEAT
- CLEAN 21E (2017)
- 300A / 240V / 3P
- NEW OFFICE BUILDOUT
- WET SPRINKLER SYSTEM

- METAL ROOF
- OFFICE HVAC - FORCED AIR / MINI SPLITS
- THREE (3) 14' DRIVE-IN- DOORS
- MULTI-TENANT POTENTIAL
- ZONED GB



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PROMINENTLY LOCATED IN THE HEART OF AYER, MASSACHUSETTS

LOCATED JUST MINUTES FROM ROUTE 2 AND I-495/10,000 SF INDUSTRIAL WAREHOUSE

5 BISHOP ROAD

AYER - MA

INDUSTRIAL
WAREHOUSE

FOR SALE



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