

# 160 AYER ROAD *LITTLETON, MA*

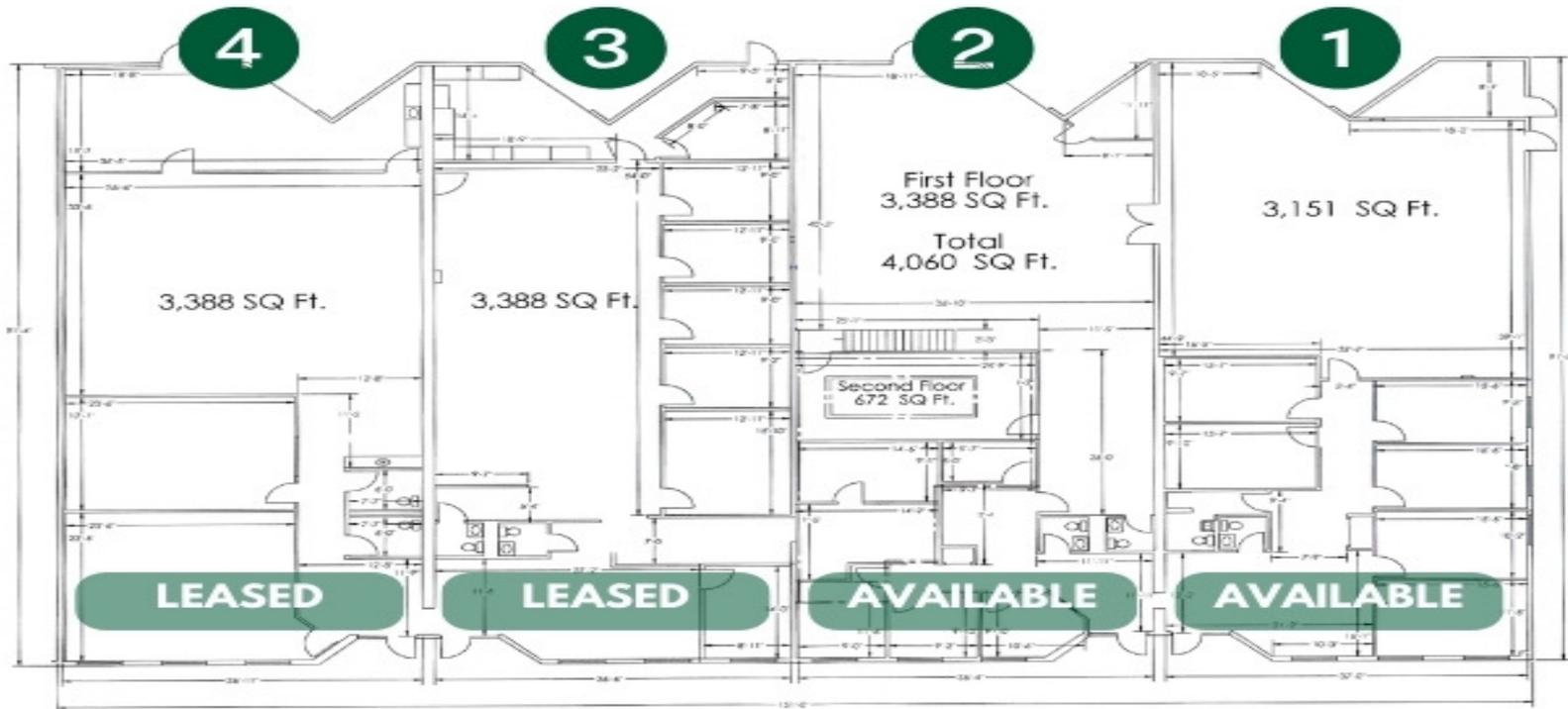


COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**4 Flex Spaces For Sale**

# DESCRIPTION / SPECIFICATIONS

160 AYER ROAD LITTLETON, MA



## PROPERTY DESCRIPTION

4 of 6 contiguous condominiums located away from the bustling Route 2A, just minutes from Route 495 and Littleton Common, within a professionally landscaped six-unit commercial complex. There is convenient parking available right at the entrance. The unit is fully accessible and includes two restrooms designed for handicapped access. Additionally, provisions for a loading dock are available at the rear of the unit. Located approximately 1.69 miles from I-495.

## PROPERTY HIGHLIGHTS

- Year Built: 1985
- Flex light industrial
- 13,987 SF of space available
- Total Building SF: 20,352 SF
- Land: 2.26 AC
- Electric/WATER: Town of Littleton (LELWD)
- 18' Ceiling height
- CAM = \$3.00/PSF
- RE TX = \$2.65
- Full HVAC
- Sewer: Septic
- Heating: Gas
- 1 (One) loading dock per unit
- Approximately 1.69 miles from I-495
- 24 hour Emergency backup generator

## OFFERING SUMMARY

Lot Size: 2.26 Acres  
 Building Size: 20,352 SF

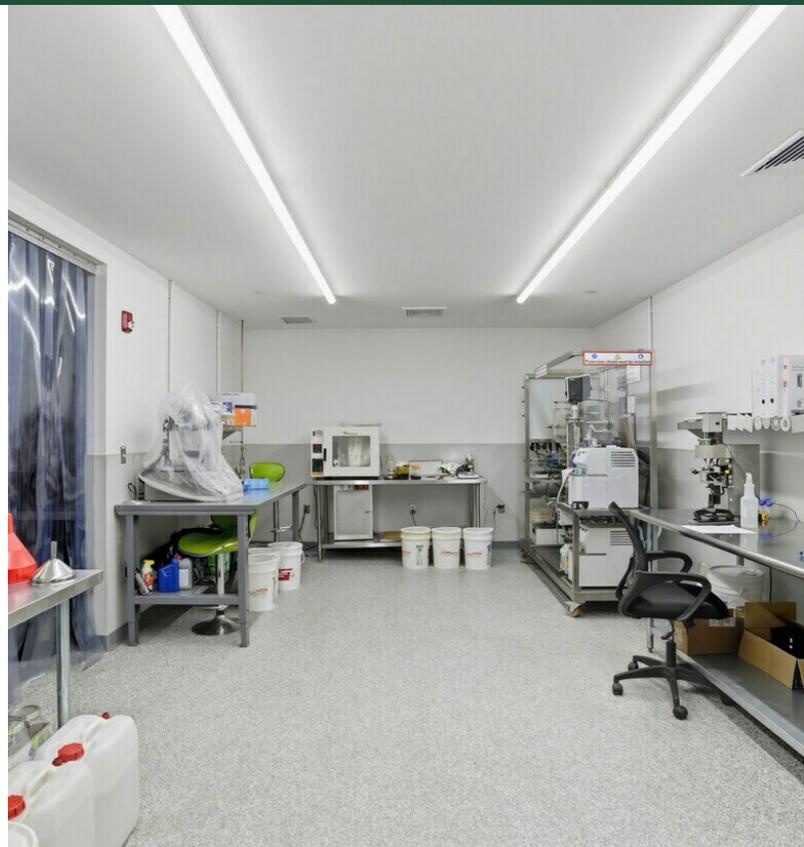
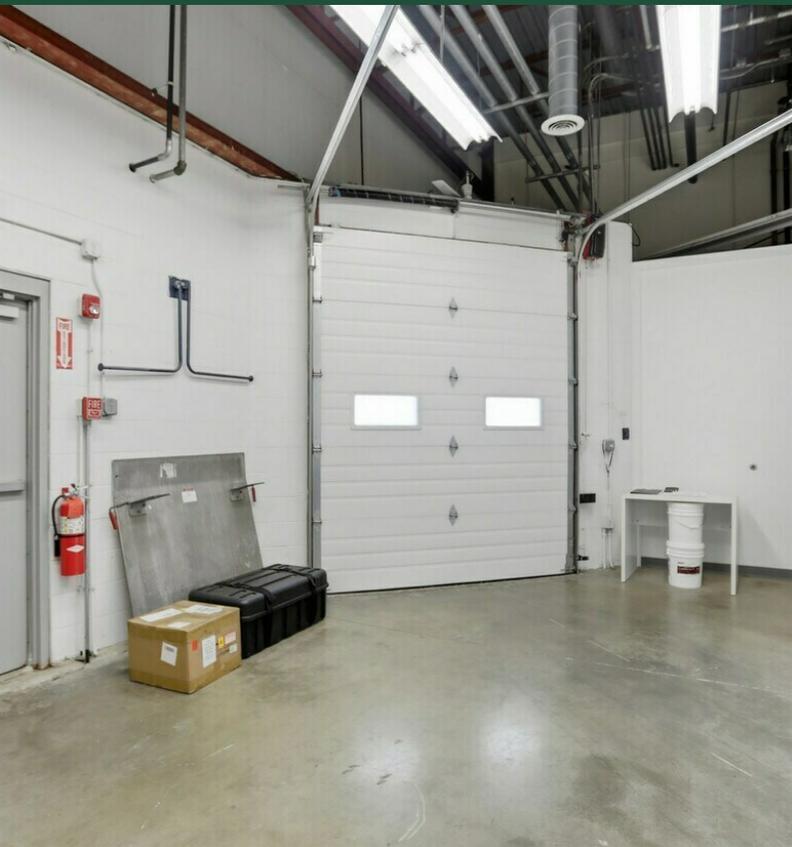
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	110	545
Total Population	47	312	1,510
Average HH Income	\$237,432	\$237,432	\$230,425

**ERIC O'BRIEN**  
 President  
 Mobile: 978.369.5501  
 eric@obriencommercial.com



# PROPERTY / LOCATION

160 AYER ROAD LITTLETON, MA



## Local Amenities / Corporate Neighbors



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

**ERIC O'BRIEN**  
President  
Mobile: 978.369.5501  
eric@obriencommercial.com





# 160 AYER ROAD

*LITTLETON, MA*



**ERIC O'BRIEN**

President  
Mobile: 978.369.5501  
[eric@obriencommercial.com](mailto:eric@obriencommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.