

321 BILLERICA ROAD

CHELMSFORD, MA 01824

MEDICAL/OFFICE SPACE

FOR LEASE: 6,570 SF OF MEDICAL/OFFICE SPACE



COMMERCIAL
O'BRIEN
PROPERTIES, INC.

VAZZA

FEATURES

6,570 SF AVAILABLE

SPECIFICATIONS

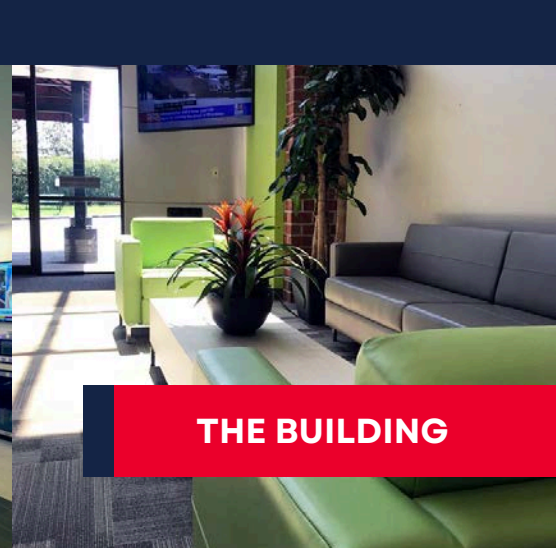
- IA (Limited Industrial)
- 4.86 acres
- Brick/ Steel/Concrete Construction
- HVAC: 15 rooftop units
- Power 400 amps 480v
- Three (3) Loading Docks
- City water and sewer, National Grid Gas
- 254 parking spaces (3.5/1,000)
- Wet sprinkler system
- On-site property management
- Freight and Passenger elevators
- Modernized amenities

THE PROPERTY

The Chelmsford Medical and Surgical Center is a 72,050 SF, two-story building in Chelmsford, MA. Conveniently located off Route 3 in close proximity to dining and convenient shopping options, including the newly opened Pressed Cafe.

2ND FLOOR | Consists of 6,570 SF of medical/office space, serviced by both freight and passenger elevators.

Professionally managed on-site by the Vazza Real Estate Group.



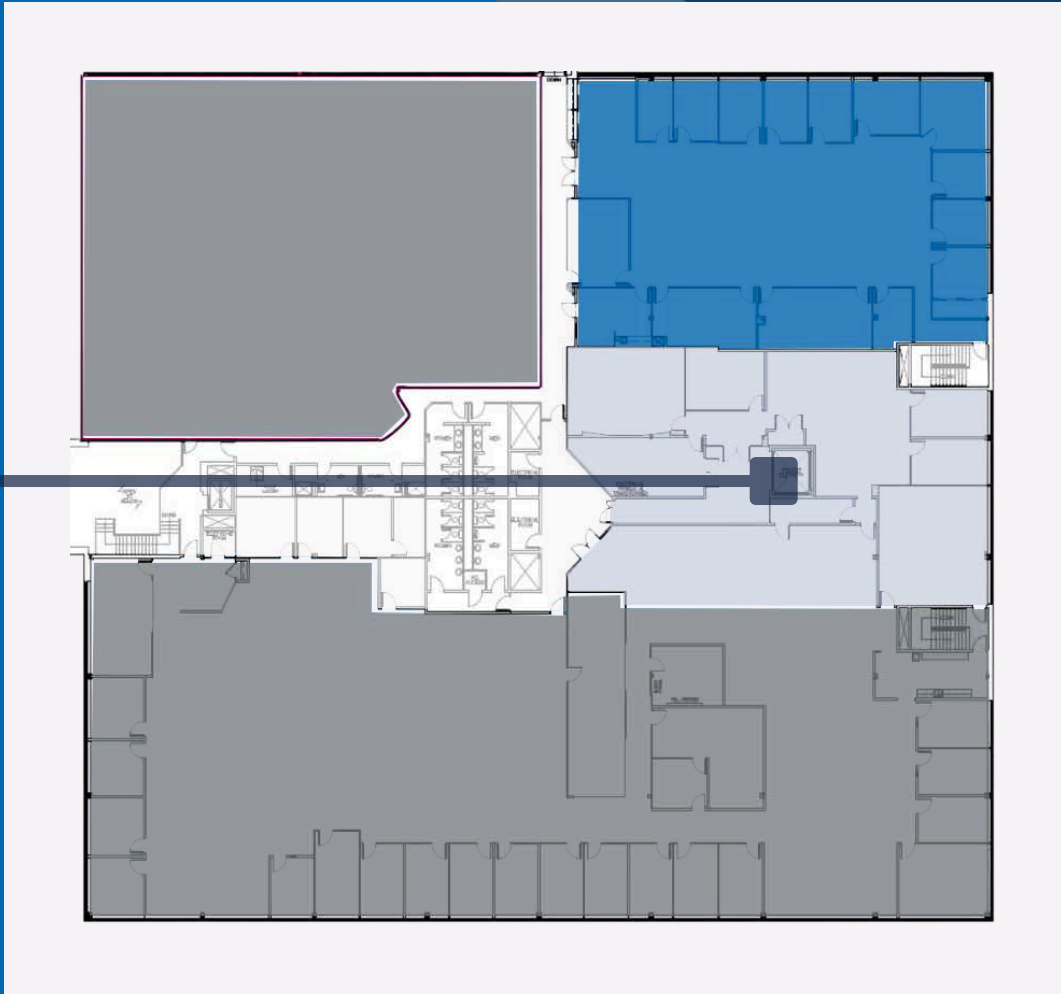
THE BUILDING

FLOOR PLAN | 2ND FLOOR

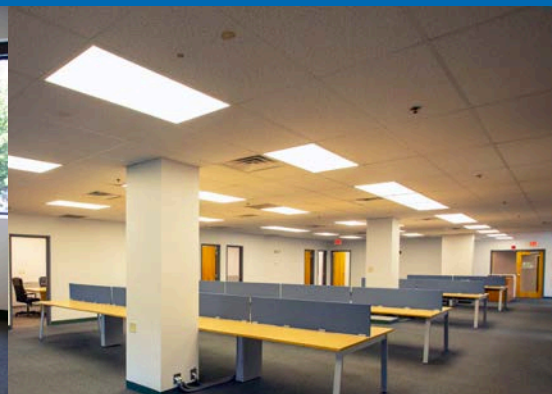
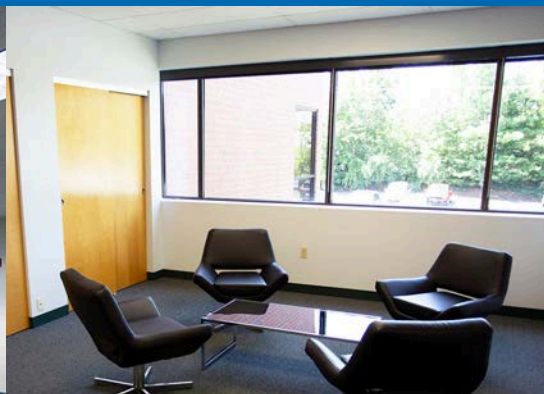
2ND FLOOR | 6,570 SF

VAZZA

6,570 SF



2ND FLOOR | MEDICAL/OFFICE SPACE



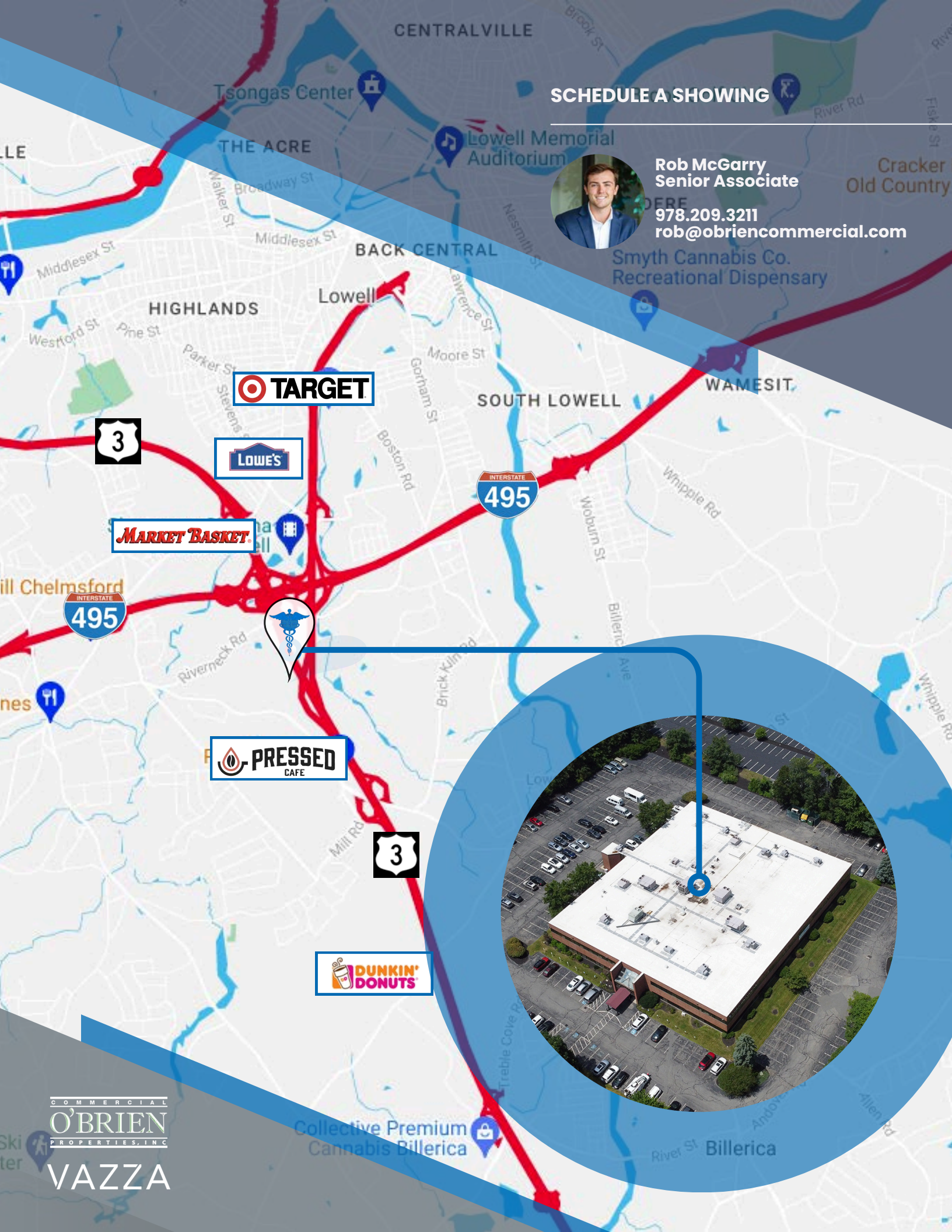
SPACES FOR LEASE

SCHEDULE A SHOWING



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Smyth Cannabis Co.
Recreational Dispensary



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Collective Premium
Cannabis Billerica