

238

LITTLETON RD

WESTFORD, MA

OFFICE SPACE FOR LEASE

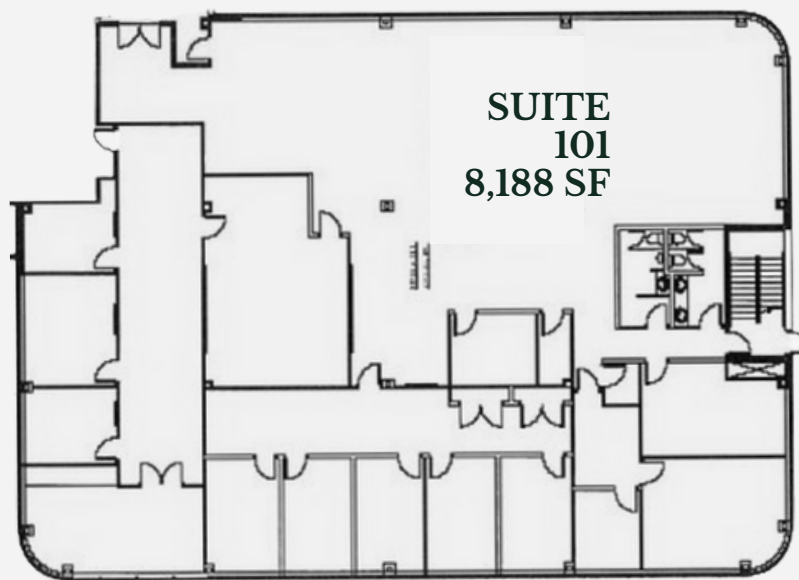


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

238 Littleton Road is a two-story office and flex building encompassing approximately 49,386 square feet on a 5.96-acre lot. Constructed in 1988, the property is zoned Commercial Highway (CH), accommodating a variety of uses including office, light manufacturing, R&D, education, and general services. Strategically located along Route 110, it offers immediate access to Exit 83 off I-495 and is less than a mile from Westford's town center, providing tenants with convenient connectivity and proximity to local amenities.

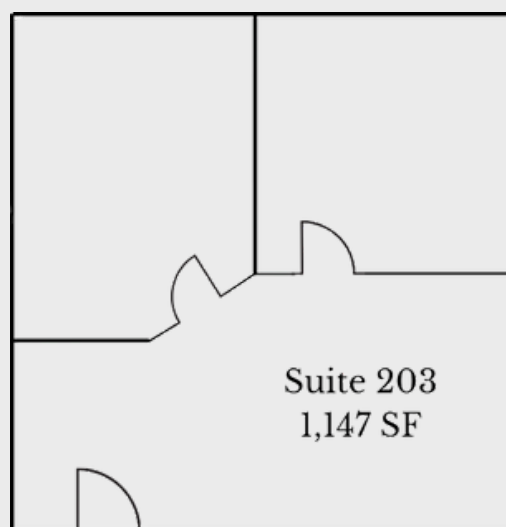
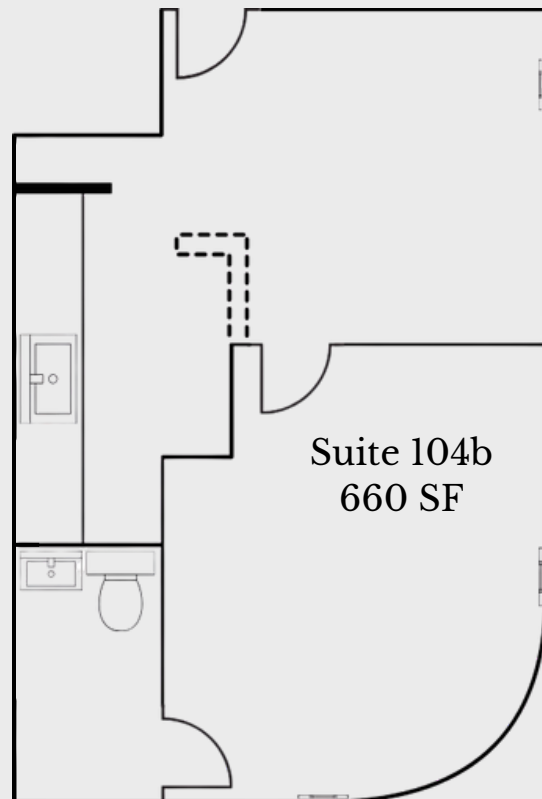
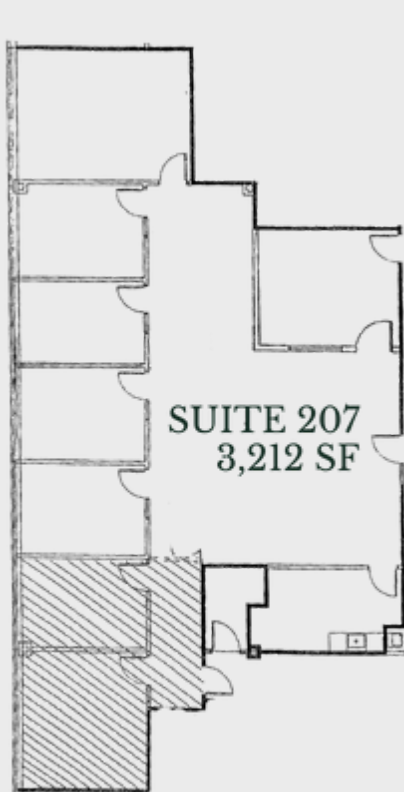


SPECIFICATIONS

- Year built: 1988
- Size: 49,386 SF
- Land: 5.96 AC
- Construction: Masonry
- Parking Ratio: 3.97/1,000
- Zoning: CH- Commercial Highway
- Loading: Two (2), dock height
- Power: 1,200A, 480/277v 3-phase
- Sprinkler: Wet system
- Clear Height: 10' to slab
- Availability: 4 suites, 13,207 SF
- Exterior Signage

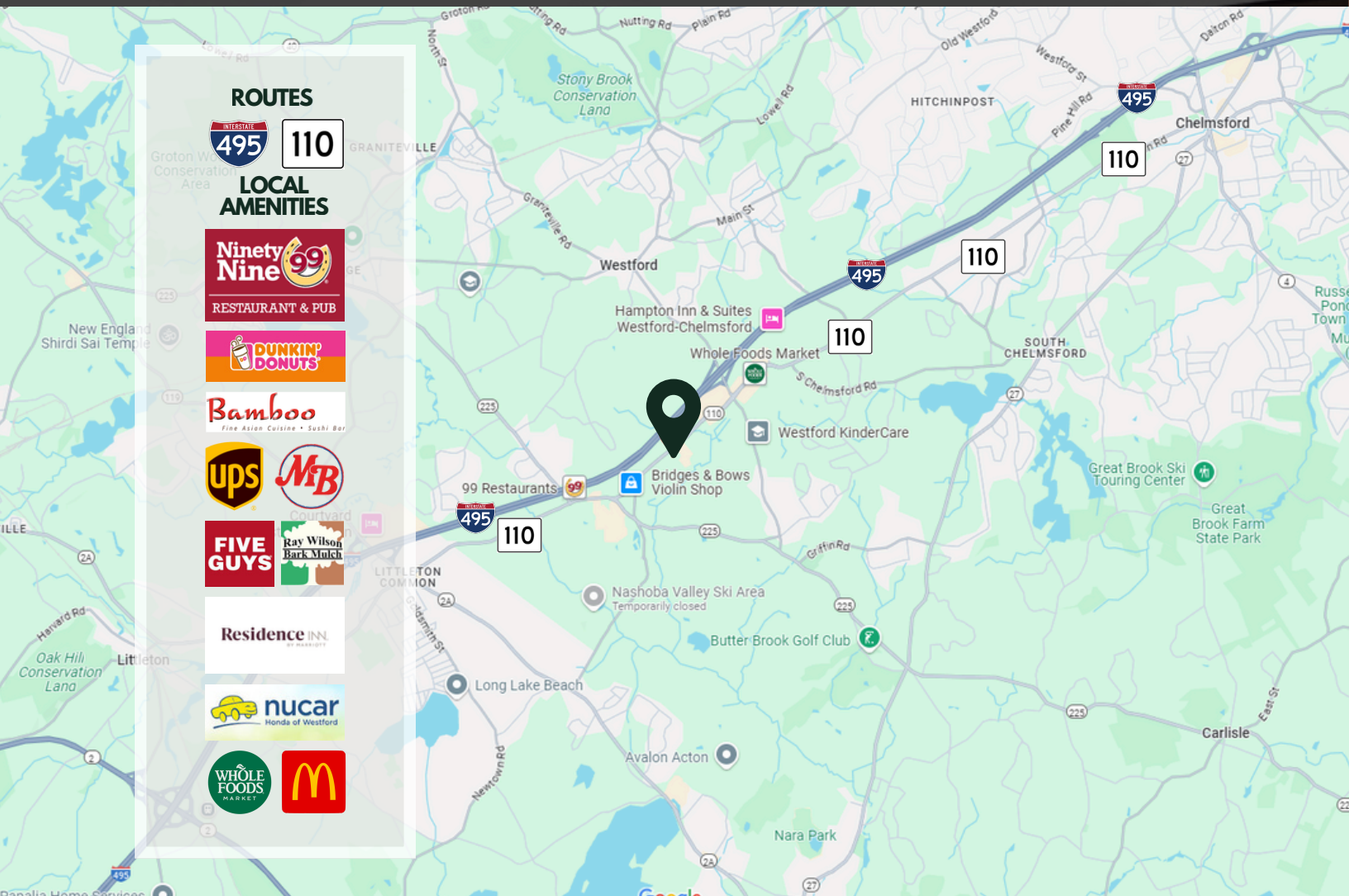
13,207 SF OF OFFICE SPACE AVAILABLE

FLOOR PLANS



13,207 SF OF OFFICE SPACE AVAILABLE

THE PROPERTY/LOCATION



LOCATED RIGHT ON ROUTE 110 AND LESS THAN A MILE FROM EXIT 83 ON I-495

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