

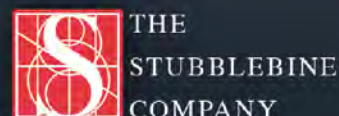


# 15 WELLMAN AVENUE

CHELMSFORD, MA

FOR LEASE | 69,885 SF FLEX/INDUSTRIAL BUILDING

- 17'-21' Clear
- 5 Loading Docks
- 1 Drive-In Door
- 116 Parking Spaces
- Subdividable to 50,000 SF
- Column spacing: 28' x 49'



CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY SPECIFICATIONS

Building Size:	69,885 SF	Interior -	
Date Built:	1974	Office Flooring:	Carpet, linoleum, tile
Available Size:	69,885 SF 62,043 SF Mfg 7,842 SF Office	Manufacturing:	Metal siding
Lot Size:	11.96 +/- Acres	Office Ceiling:	Acoustic ceiling panels
Clear Height:	17'-21'	Construction -	
Loading:	5 Loading Docks, 1 Drive-In Door	Floor:	Concrete slab
Parking:	116 Spaces, Expandable	Walls:	Concrete/masonry/block/ Aluminum siding
Sprinkler:	100% Wet	Frame/Columns:	Masonry frame
Heavy Power:	3,000 amp; 480v	Roof:	Rubber membrane
Lighting:	Fluorecent and Incadescent	Utilities -	
Current Use:	Book Printing	Water:	North Chelmsford Water District Septic
Generator:	400 KW Back-up Diesel generator	Gas:	National Grid
Column Spacing:	28' x 49'	Air Conditioning:	100 % HVAC Rooftop package units
		Heat:	Gas, forced air - duct
		Taxes (2023):	Ad Valorem Taxes: \$83,080 Special Assessments: \$5,401 Total: \$88,481
		Other:	<ul style="list-style-type: none"> <li>• Cafeteria with outdoor eating area</li> <li>• 850 SF - 50 FT Clear</li> </ul>





# SITE PLANS



9-4-1  
LIGHHOUSE SCHOOL, INC.  
BOOK 8730 PAGE 154

6" x 6" STAKE BOUND WITH DRILL HOLE  
FOUND 10/14/2020 1.0' UP

SC  
30' WIDE  
ROAD ACCESS  
COURT  
BK. 3086, PC. 275  
PLAN BK. 115, PLAN 46

N/F BOSTON AND MAINE RAILROAD

30' WIDE  
DRAINAGE EASEMENT  
BK. 2054, PC. 502  
TERMINATED

BK. 3088, PC. 285

WELLMAN AVENUE (PUBLIC)

# FLOOR PLANS



This room is above loading pressroom

1/8" SCALE

# LOCATION MAP



3A



PAWTUCKETVILLE  
veoneer

Cross River Center



DS GRAPHICS UNIVERSAL WILDE

NEWPORT

3

STERLING  
CORPORATION

HOME  
DEPOT

ups

AXIS  
COMMUNICATIONS

AECOM

ThermoFisher  
SCIENTIFIC

495

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