

FOR SALE 43,000 SQ. FT. FLEX/INDUSTRIAL PROPERTY
OWNER-USER OR VALUE-ADD INVESTMENT OPPORTUNITY

200 TURNPIKE ROAD CHELMSFORD, MA



123 CRE
COMMERCIAL REAL ESTATE BROKERAGE



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EXECUTIVE SUMMARY

128 CRE is pleased to present the opportunity to acquire **200 Turnpike Road** in Chelmsford, MA, a multi-tenant industrial/flex property offering both income stability and the flexibility for owner occupancy.

The site consists of a 43,520 SF building on 2.22 acres (96,703 SF). The property provides immediate cash flow with multiple tenants in place, along with value-add potential through lease-up or repositioning. Vacancy on the second floor and mixed lease expiration dates create an opportunity for an owner-user to occupy all or part of the building, with steady cash-flow offsetting debt service.

Strategically located with direct access to the New Hampshire, northern Boston, and Route 2 markets, and minutes from Route 3 and I-495, **200 Turnpike Road** also offers ample parking and strong regional connectivity.

This offering represents a compelling opportunity to acquire a versatile industrial/flex asset in a high-demand submarket characterized by limited supply and rising rents.



INVESTMENT HIGHLIGHTS



INDUSTRIAL/FLEX PROPERTY



OWNER USER OR INVESTMENT OPPORTUNITY



REGIONAL CONNECTIVITY



VERSATILE LAYOUT



STEADY CASH-FLOW

PROPERTY DETAILS

200

TURNPIKE ROAD
CHELMSFORD, MA



BUILDING SIZE

43,520 SF

LOT SIZE

2.22 Acres (96,703 Sq. Ft.)

TYPE

Flex / Industrial

STORIES

Two

YEAR BUILT

1988

LOADING

Twelve (12) Drive-In Doors

CONSTRUCTION

Concrete Block

ROOF

Rubber Membrane / Tar and Gravel

HVAC

Natural Gas

WATER/SEPTIC

Town of Chelmsford

SPRINKLER

Fully Sprinklered throughout

PARKING

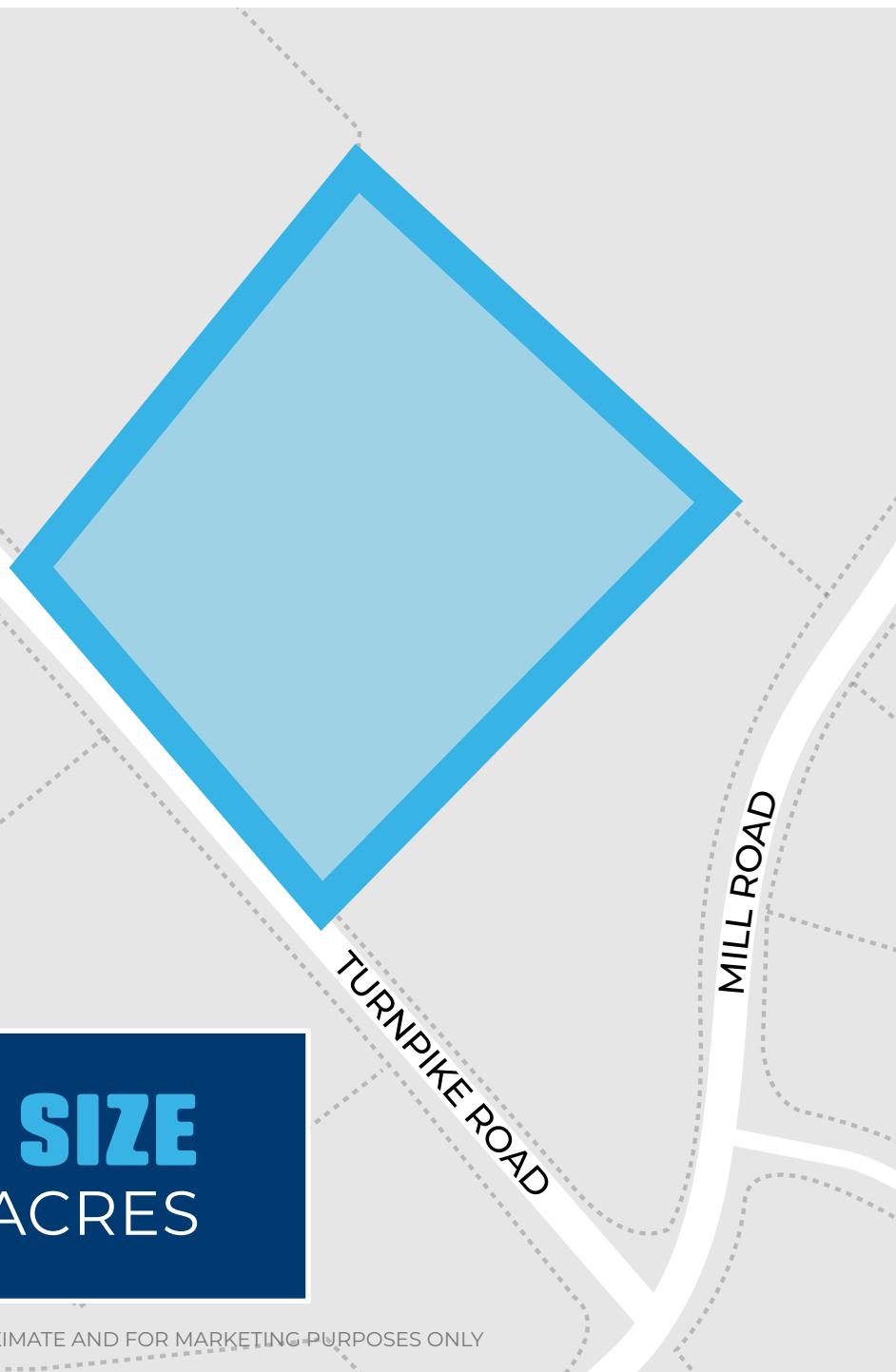
77 Spaces

ZONING

IA



SITE PLAN



LOT SIZE
2.22 ACRES

THE SITE PLAN IS APPROXIMATE AND FOR MARKETING PURPOSES ONLY

NEARBY EMPLOYERS

200 Turnpike Road is strategically positioned within a strong cluster of industrial, flex, and R&D users in Chelmsford. The immediate area is home to leading employers such as;

- Teleflex
- Arrow International
- Brooks (Azenta Life Sciences)
- HITEC Sensors
- API of NH & Delta T
- Accutronics
- Optek Systems
- Schleifring North America
- ThermoFisher Scientific
- Teledyne FLIR

This concentration of advanced manufacturing, life sciences, and technology companies underscores Chelmsford's position as a key hub for high-value industrial activity and enhances the appeal of 200 Turnpike Road for both investors and owner-occupants.



AZENTA
LIFE SCIENCES

HITECSENSORS
A HUMANETICS COMPANY

dataCon

API
OF NH
DELTA T
RIGHT PRODUCTS. RIGHT NOW.™

Accutronics

OPTEKSYSTEMS
A HUMANETICS COMPANY

Teleflex®



ThermoFisher
SCIENTIFIC



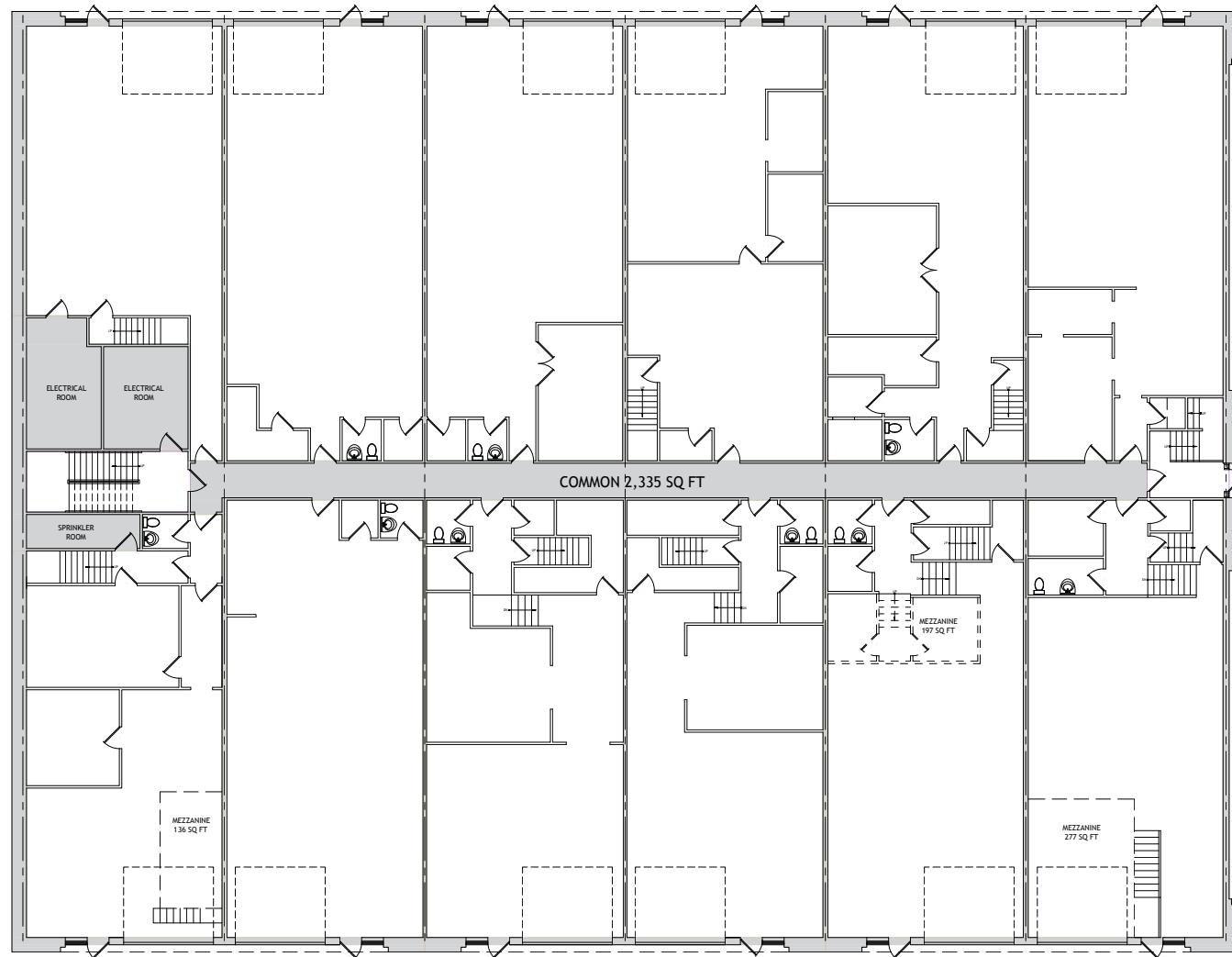
SCHLEIFRING
MEDICAL SYSTEMS

TURNPIKE ROAD



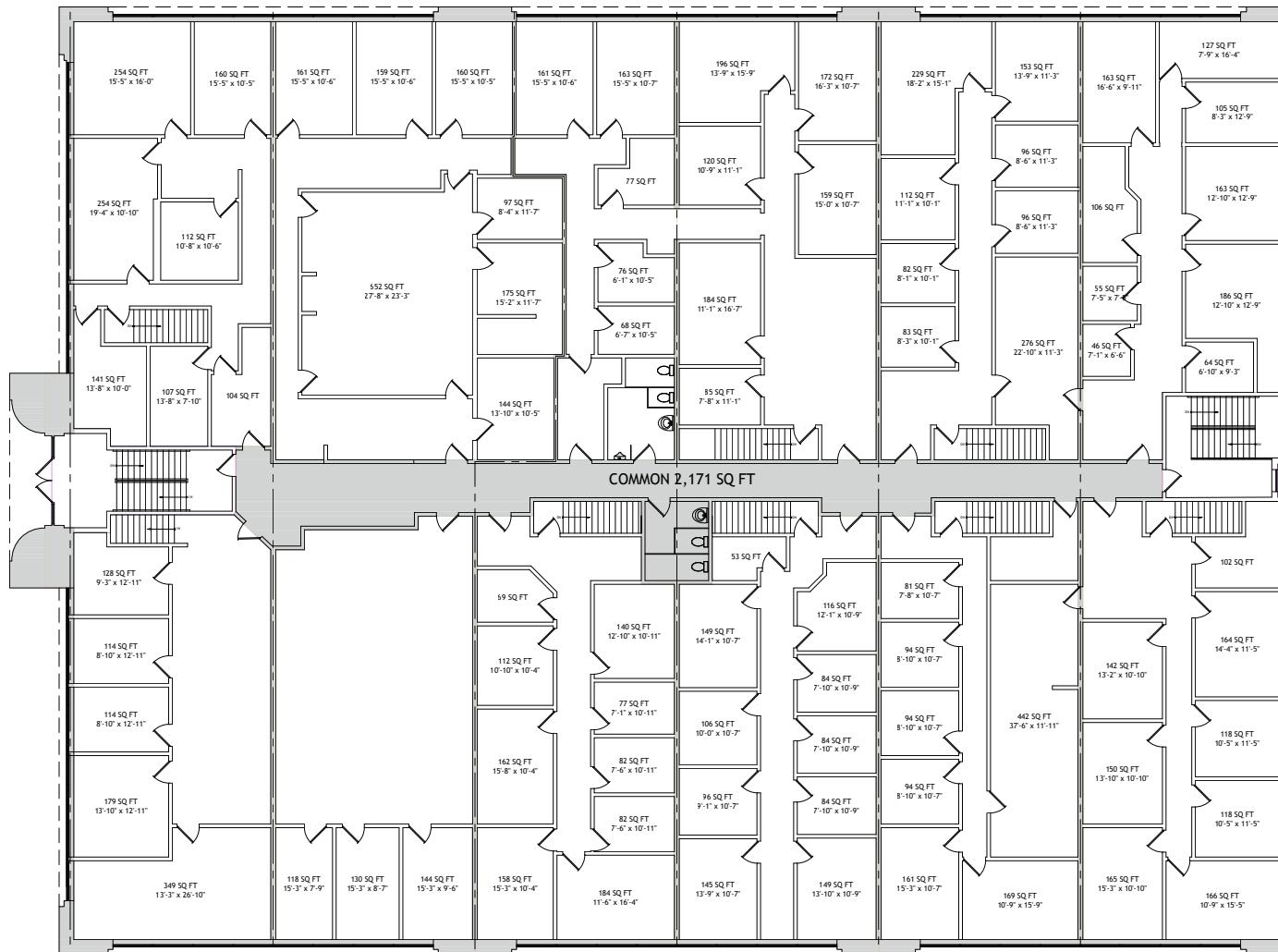
FLOOR PLANS

FIRST FLOOR 21,760 SQ. FT.



SECOND FLOOR

21,760 SQ. FT.



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