

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

200 TURNPIKE ROAD CHELMSFORD, MA



128 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

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.



LOT SIZE
2.22 ACRES



AZENTA
LIFE SCIENCES



HITECSENSORS
A HUMANETICS COMPANY

dataCon



RIGHT PRODUCTS. RIGHT NOW.™

Accutronics



OPTEKSYSTEMS
A HUMANETICS COMPANY

Teleflex®



ThermoFisher
SCIENTIFIC

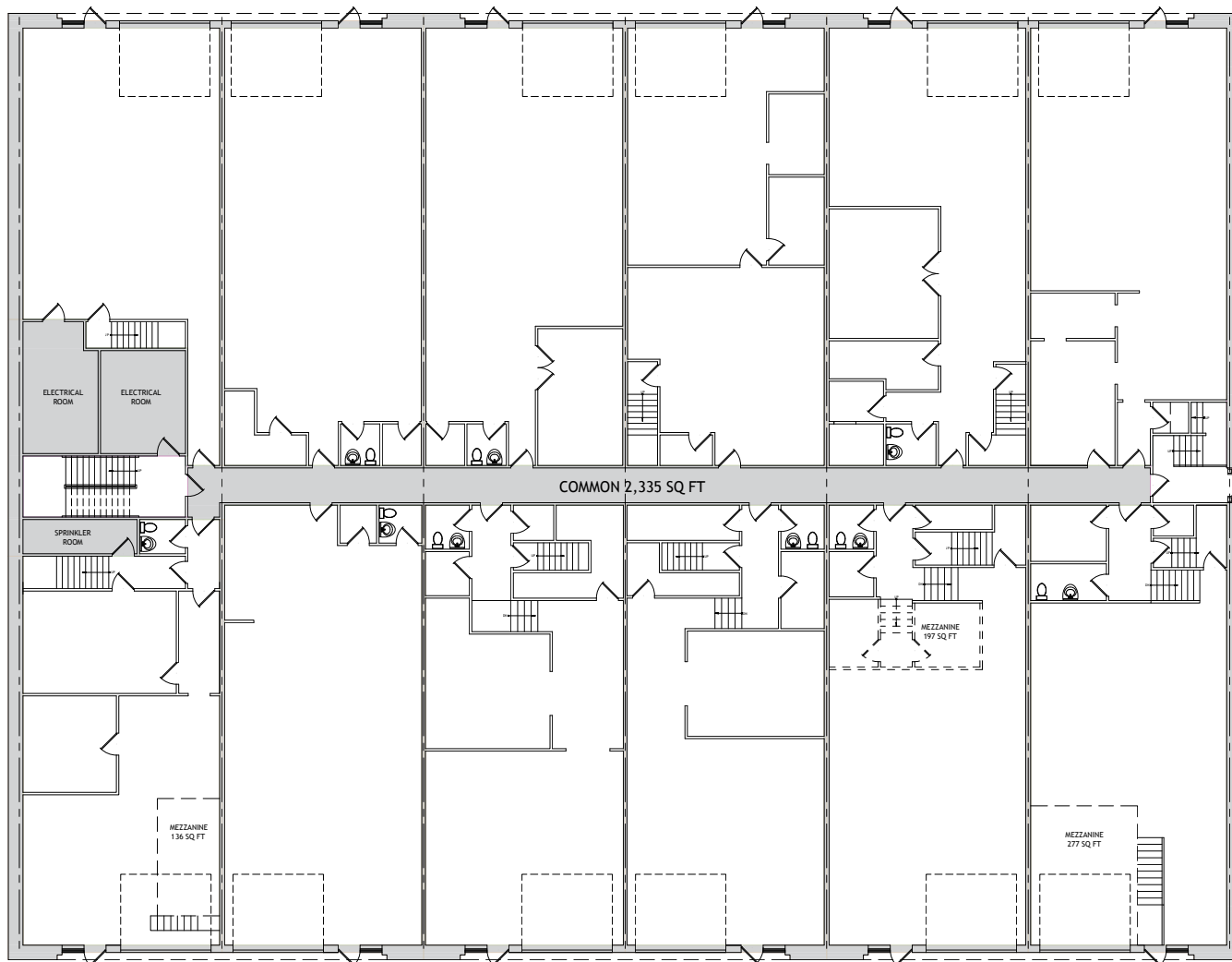


SCHLEIFRING
MEDICAL SYSTEMS

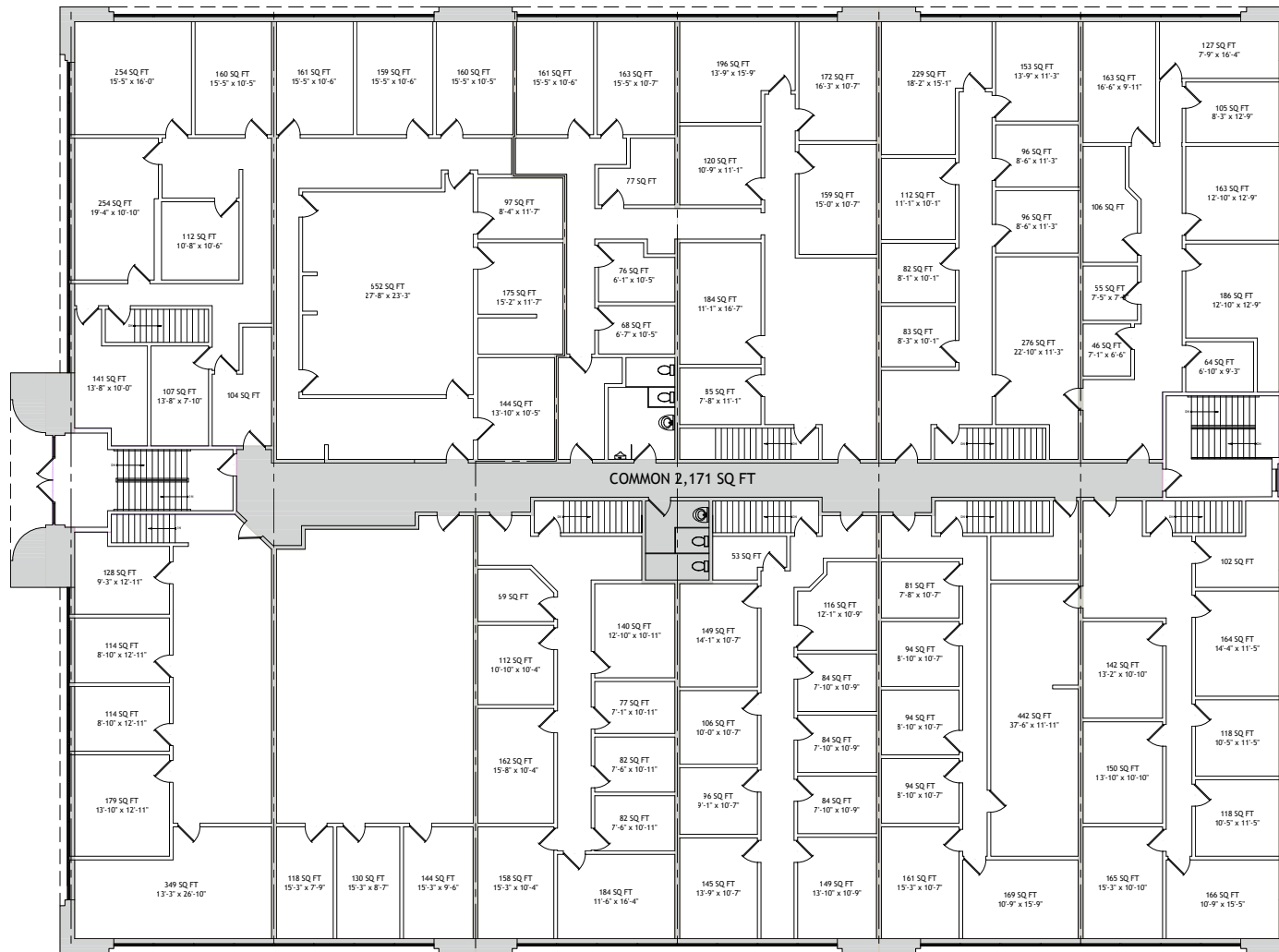
TURNPIKE ROAD

FLOOR PLANS

FIRST FLOOR 21,760 SQ. FT.



SECOND FLOOR
21,760 SQ. FT.



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