

FOR SALE

TWO BUILDING INDUSTRIAL PORTFOLIO

30 & 40 BEHARRELL STREET CONCORD, MA

30 BEHARRELL STREET

- 12,000 RSF warehouse
- 0.53 acres
- 28' ceiling height
- Fully Leased
- 1 tailboard loading dock
- 2 sheds
- +/- 25 parking spaces

40 BEHARRELL STREET

- 18,182 RSF flex space
- 0.45 acres
- 8'-13' ceiling heights
- 70% Leased
- Shared loading
- Garage space

\$3,800,000

SCARCITY...Concord has very few industrial zoned parcels

LOCATION...Concord address in the heart of West Concord Village steps to MBTA Commuter Rail station, Bruce Freeman Bike Path, numerous fitness providers, restaurants, shops and rental housing.

DEMAND...strong demand for Industrial and Flex space with high bay and access to loading

ZONING...WCI (West Concord Industrial) allows restaurant, indoor amusement, outdoor amusement, repair shop, building trade, financial and business office, medical center, laboratory, boat sales and rental, parking facility, warehouse, R&D and light manufacturing, manufacturing, packaging processing and testing, education, childcare, religious, municipal uses for the Town, private recreation, green house, etc.

SEWER...Town sewer and water benefit the next owner

Contact:
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OMNI PROPERTIES
6 Lyberty Way, Westford MA 01886

30 & 40 Beharrell Street Concord, MA

Location Overview



- Nashoba Brook Bakery
- United States Postal Service
- Woods Hill Table
- Twin Seafood
- Concord teacakes
- 7-Eleven
- The Barber Shop
- Debra's Gourmet
- The Club Car Cafe
- West Concord Liquors
- Dunkin' Donuts
- West Village American Tavern
- Walden Italian Kitchen
- Pure Barre
- Concord Children's Center
- WAG & WASH Pet Store
- Concord Shoe Repair
- MBTA Commuter Rail
- West Concord Library
- West Concord Pharmacy
- Mexican Cantina
- Orangetheory
- Mass General Brigham

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