

**FOR LEASE**  
**7,750 SF**

**31 Adams Avenue, Groton, MA**



**FIELDSTONE**  
Commercial Properties Inc.



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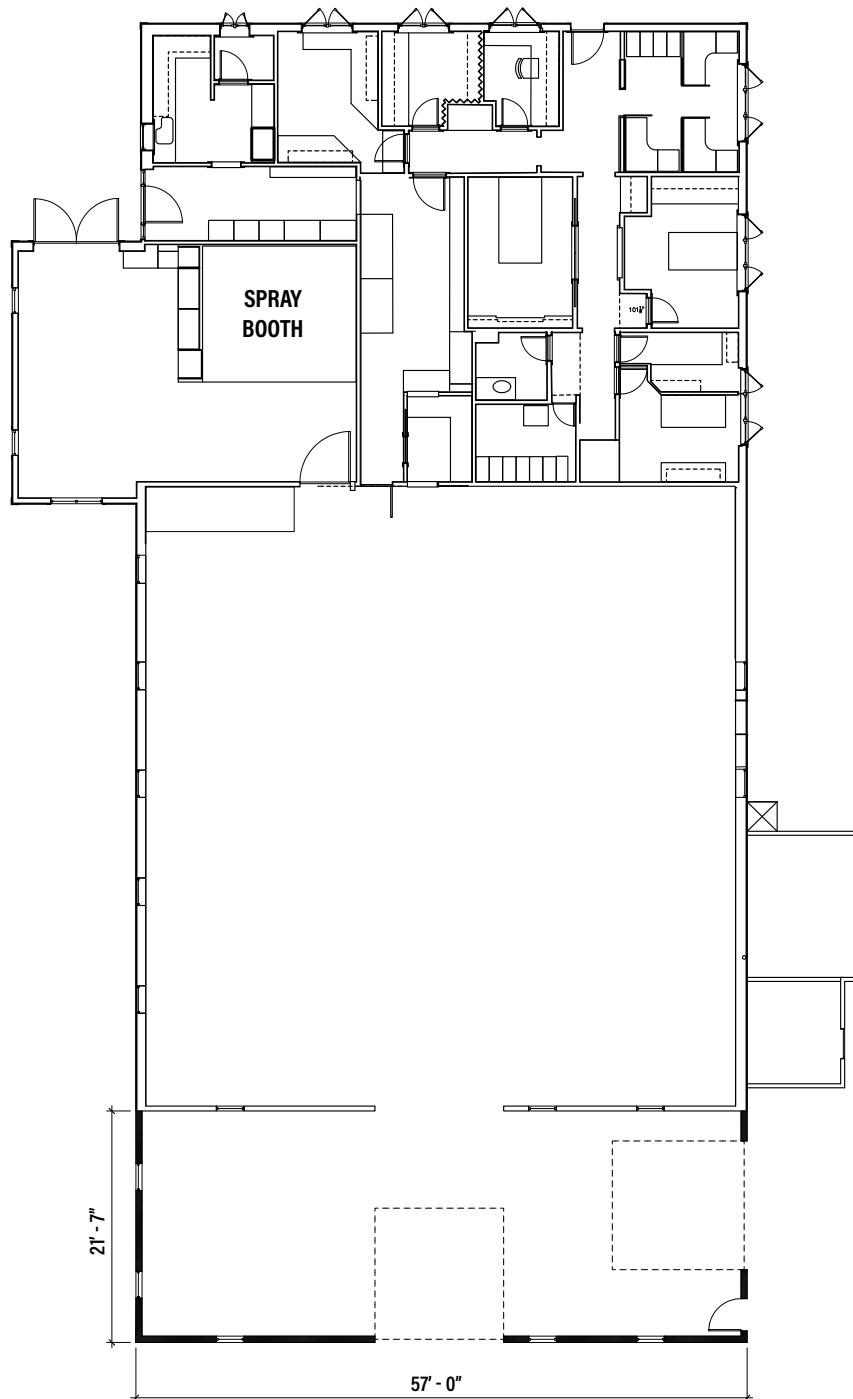
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Building Floor Plan



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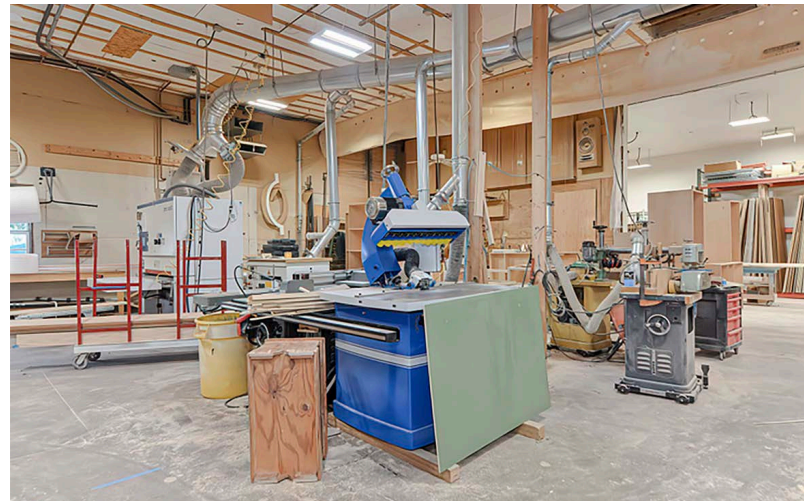
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## Building Overview

Fieldstone Commercial Properties is pleased to market 31 Adams Avenue in Groton. This property is a versatile, single-story flex building located in the heart of Groton, ideal for a variety of commercial or industrial uses. Previously utilized as a cabinetry shop and construction company headquarters, the building offers approximately 2,400 SF of well-maintained office space, complete with central air conditioning. This office area seamlessly connects to 5,350 SF of manufacturing/workshop space, featuring 15' clear height.

The workshop is fully outfitted with an industrial-grade dust collection system, compressed air, and a professional paint/spray booth, making it ideal for manufacturing, woodworking, or other specialized operations. Additional conveniences include a covered outdoor storage area, ample parking, and two drive-in doors for easy loading and unloading of materials. Situated within walking distance of local restaurants and various amenities, the location offers both functionality and convenience for businesses and employees alike.

## Property Key Features

**Building:** 7,750 SF

**Lot Size:** .75

**Zoning:** RA

**Heating:** Oil Heat with Central AC in office space

**Loading:** 2 drive in doors

**Power:** 3 phase, 400 amp  
240v Delta

**Clear height:** 15'

**Water/Sewer:** Municipal

**Parking:** 40+ unstriped spaces

### Extras:

- Spray booth
- Compressed air
- Dust collection System
- Covered Outdoor Storage

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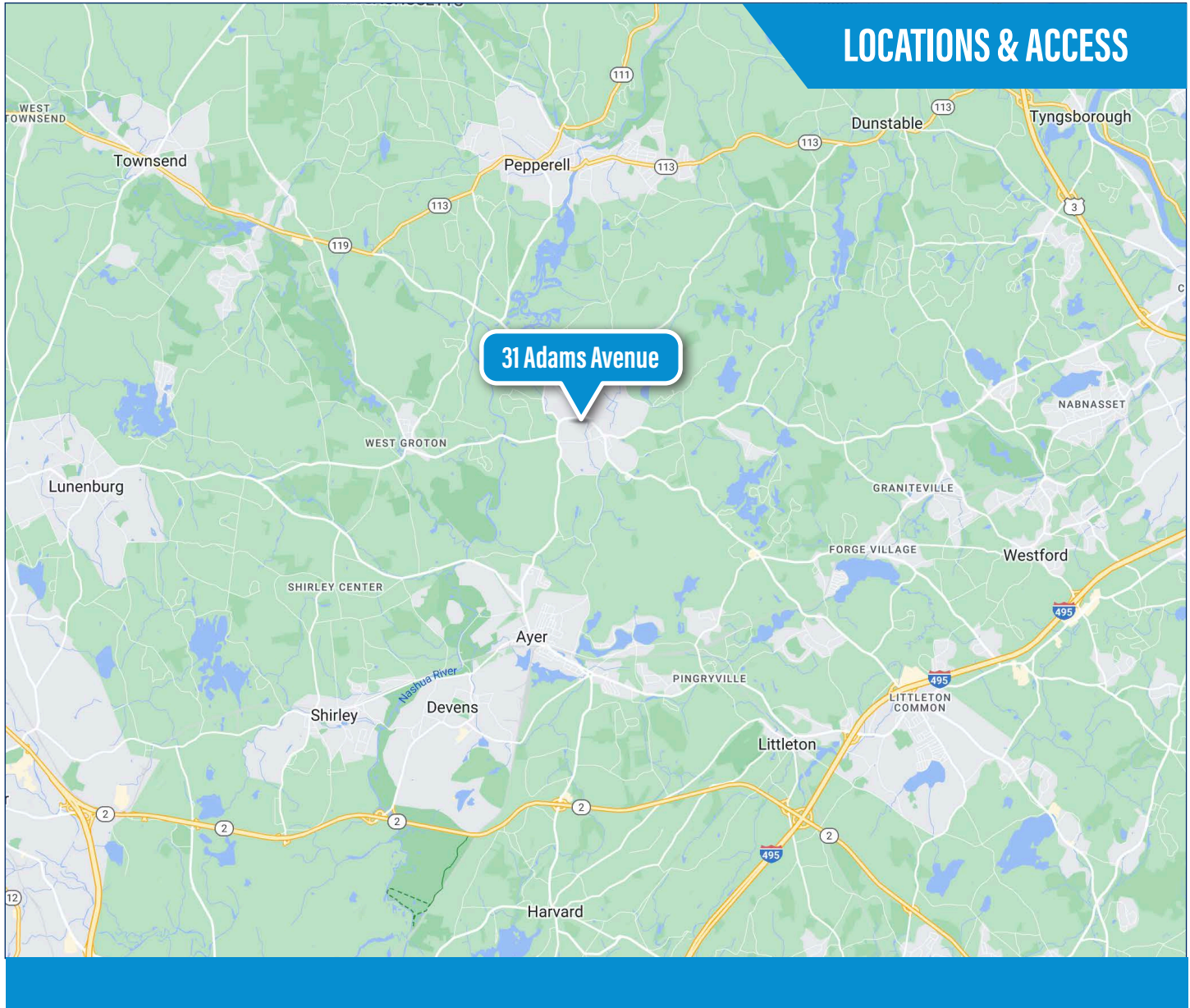
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