

# 6 WILLOW ROAD

AYER, MA

## INDUSTRIAL BUILDING FOR LEASE

. 67,590 SF TOTAL | 5.93 ACRES

. OFFICE: 1550 +/- SQ FT ON MEZZANINE

. TEN (10) LOADING DOCKS

. POWER: 600 AMPS/600 V/3 PHASE

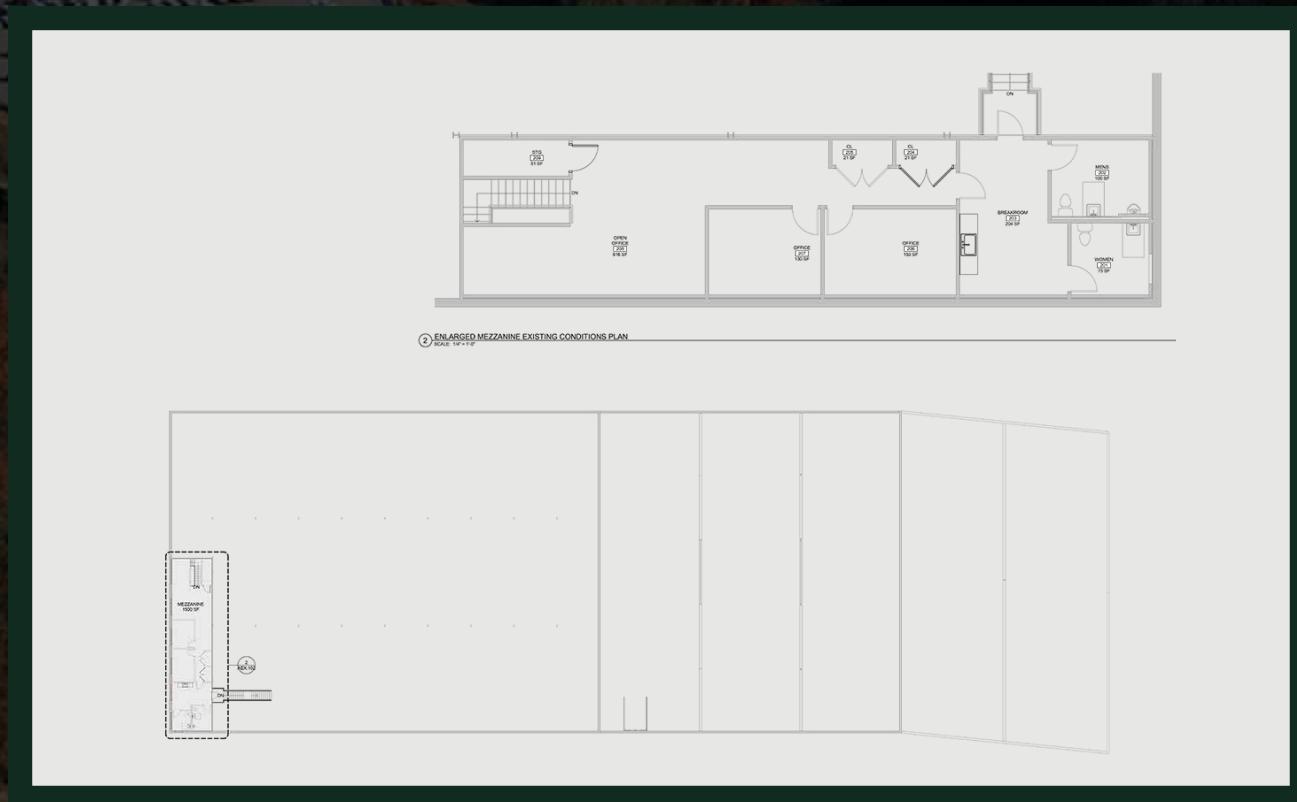


# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

6 Willow Road offers an impressive 67,590 square feet of industrial space. This facility boasts a clear height of 22 feet and provides access to multiple loading docks.

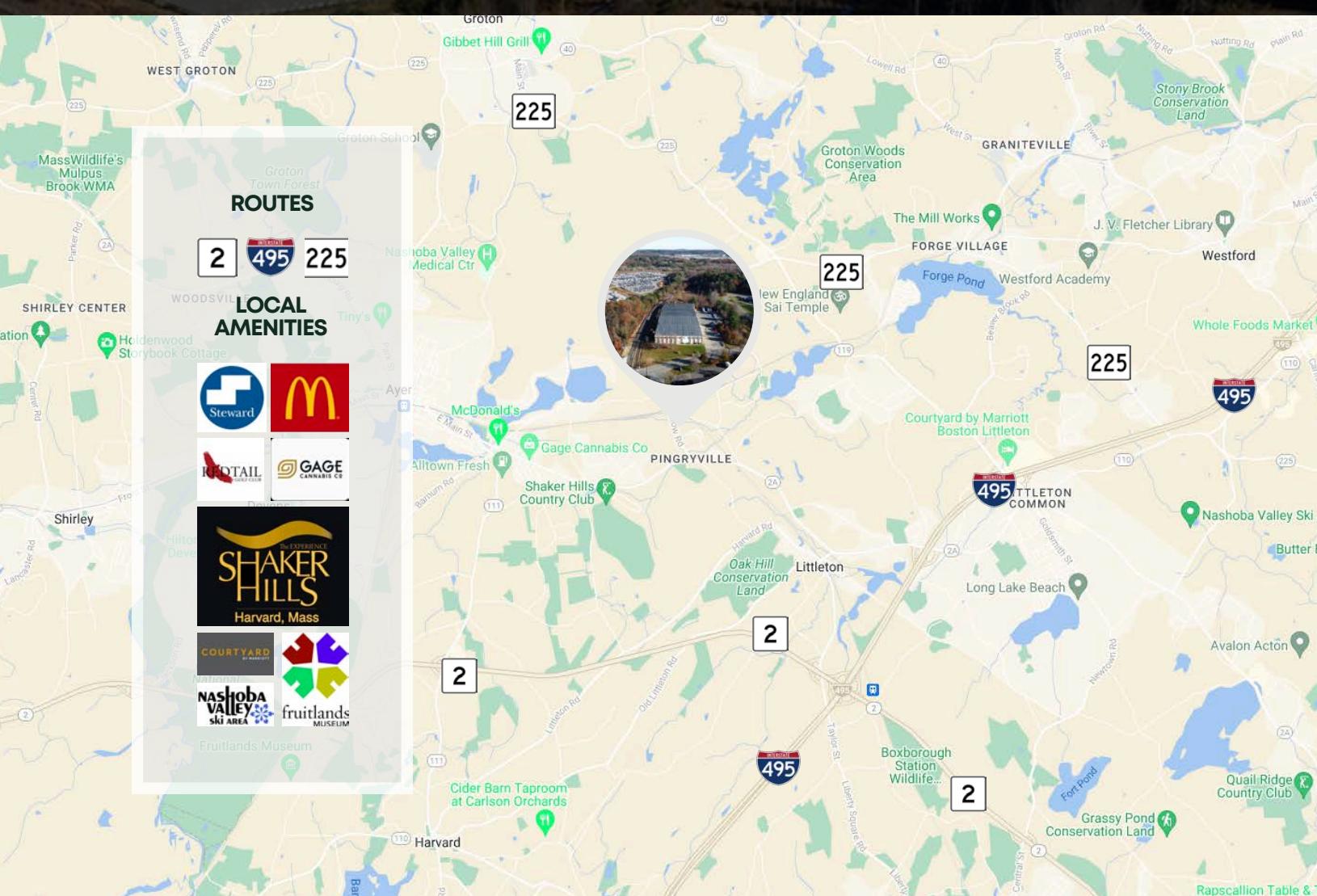
It is conveniently located just three miles from I-495 and Route 2.



## SPECIFICATIONS

- . Year Built: Approx. 1970
- . Construction: Masonry block/BRICK
- . Heating: Gas Heat in Mezz Office
- . Office: 1500 +/- SQ FT on Mezzanine
- . 67,590 SF Total
- . Fire Safety: Dry Sprinklers System Throughout
- . Parking: Ample
- . Roof: Rubber/Membrane/Under Warranty
- . Warehouse 1: 22' clear height
- . Five (5) 8x10 loading docks
- . Three (3) 8x9 loading docks
- . One 8x8 loading dock
- . One 18x10 loading dock
- . Grade level drive-in: 10x14
- . Utilities: Town Water and Sewer
- . Zoning: Industrial
- . Power: 600 AMPS/600 V/3 Phase

# THE PROPERTY/LOCATION



INDUSTRIAL BUILDING FOR LEASE/67,590 SF TOTAL

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