

30 PORTER RD.

Littleton, Massachusetts



163,844 SF AVAILABLE FOR SALE

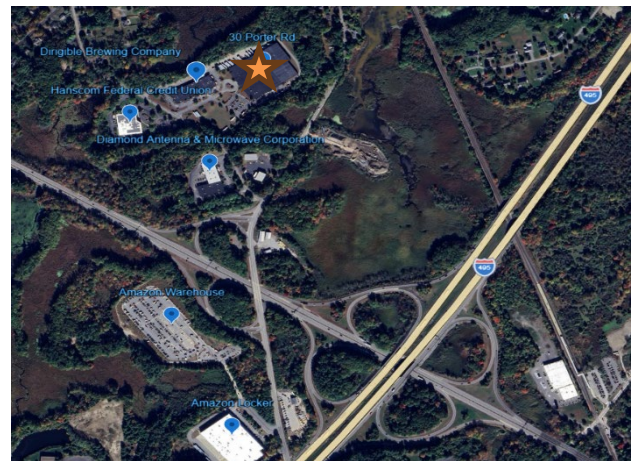
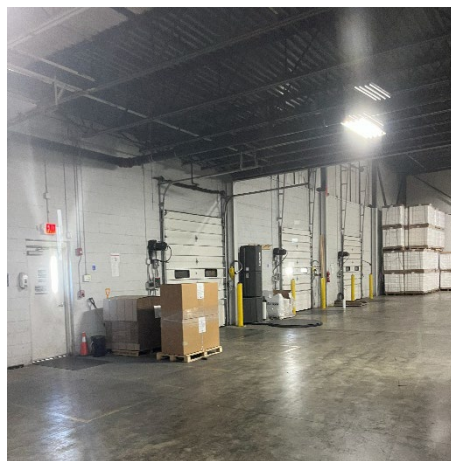
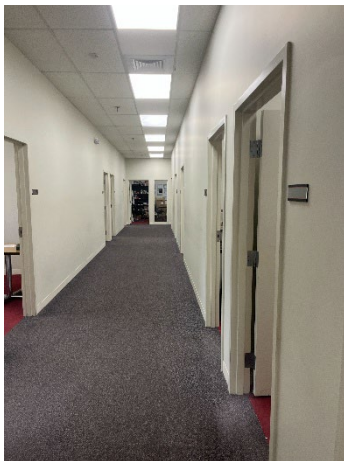
Position your business, or your portfolio, with this exceptional single-tenant commercial asset, offering scale, presence, and long-term flexibility in one of MetroWest Boston's most desirable commercial corridors.

Encompassing 163,844 square feet on a 20.67-acre site, this property delivers a rare combination of corporate identity and operational efficiency. Designed to support advanced operations, the facility is ideally suited for R&D, distribution, innovative manufacturing, and/or accessory uses.

Ideally situated with quick access to I-495 and Route 2, the property offers seamless regional connectivity. Located near the Littleton MBTA Commuter Rail. The site provides easy access to regional workforce and business ecosystem. Surrounded by highly desirable suburban communities, this location supports both employee recruitment and long-term asset value.

Served by the Littleton Electric Light & Water Department (LELWD). LELWD is renowned for reliable service and competitive electric rates, potentially a meaningful operational cost advantage for energy-intensive users.

A rarely available offering of this scale and quality in Littleton, 30 Porter Road is well-suited for companies seeking a flagship location or investors targeting stable, high-caliber commercial assets.



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30 PORTER RD. | LITTLETON, MA

Building Area	163,844-SF (10) offices and (1) conference room	Floor Slab Depth	6" unreinforced slab in the raised roof area of 27,000-SF and in the 57,263-SF addition
Original-Bldg. Size	106,579-SF	Windows	Bronze ribbon band 5' x 5'
Addition-Bldg. Size	57,265-SF	Breakroom	Tenant to remove all portable appliances (refrigerators and microwaves) Sink with garbage disposal
Year Built	Original Building – 1983 Addition – 2015* *Note – In 2012, a 27,000-SF portion of the original building had its roof raised.	Restrooms	(6) Restrooms (3) Male (3) Female (2) showers in each office bathroom
Land Area	20.67 acres	Loading Doors & Dimensions	Original Building – (4) 9' x 10' OHD (1) 8' x 10' OHD (1) 24' x 16" Drive-In Addition – (4) 9' x 10' OHD
Zoning	(IA)	Overhead Crane	Tenant to remove
Exterior	Original Building – CMU Roof Raise – CMU to existing metal panel above Addition – Metal panel	Electric	(1) 3,000-amp service, 277/480V
Column Spacing	Original Building - 25' x 40' Addition - 40' x 49'	Electric Provider	Littleton Electric Light and Water Department (LELWD)
Clear Height	Original Building - 15' 4" to bottom of roof deck Addition - 22'	Water Provider	Littleton Electric Light and Water Department (LELWD)
Structure	Steel Frame	Gas Provider	National Grid
Roof and Age	Original Building – Partial older and partially new in the 27,000-SF raised portion. Roof Raise - .060 EPDM roof w/3.3" insulation. Insulation factor R20. Warranty from 2012 (20-years) .060 EPDM roof w/5" insulation (one bay overlap on existing building) Insulation factor R28 Warranty from 2012 (20-years) Addition - Roof w/4.1", insulation factor R25. 20-year warranty from 2015 (20-years)	Septic	18,500-gal. capacity
		Life Safety & Fire Alarm	Both tie into American Alarm Central Station
		Fire Suppression	Wet throughout
		Lighting	LED throughout. 2' x 4' ceiling grid in office area
		Fitness Room	Yes - Tenant to remove all equipment



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