

106 TAYLOR STREET
LITTLETON, MA 01460

COMMERCIAL
O'BRIEN
PROPERTIES, INC

42,000 SF PARCEL OF INDUSTRIAL LAND

LOCATED ONE MILE OFF OF ROUTES 2 AND 495

106 TAYLOR STREET, LITTLETON, MASSACHUSETTS, IS A 42,000 SF PARCEL OF INDUSTRIAL LAND. THE LAND HAS AN EXISTING 2-FAMILY HOME WITH A DETACHED GARAGE. LOCATED ONE MILE OFF OF ROUTES 2 AND 495, THE EXISTING USE FOR THIS PARCEL IS A CONTRACTOR'S YARD, BUT COULD ALSO BE USED FOR MANUFACTURING OR WAREHOUSING. THE LAND HAS PLANS FOR AN ENGINEERED EXPANSION OF A 2,000 SF CONTRACTOR'S GARAGE/WAREHOUSE.

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O'BRIEN COMMERCIAL PROPERTIES
336 BAKER AVENUE . CONCORD, MA 01742
978.369.5500
OBRIENCOMMERCIAL.COM



ERIC O'BRIEN
BROKER/PRESIDENT

978.369.5501
ERIC@OBRIENCOMMERCIAL.COM

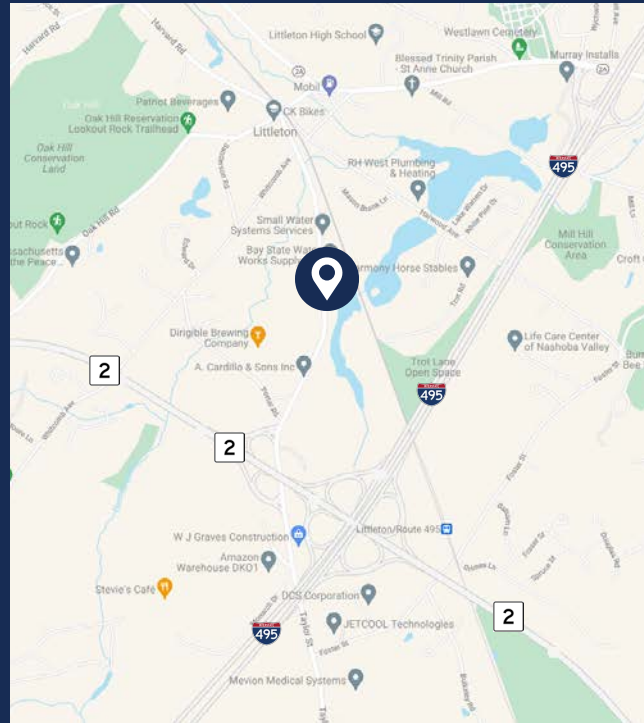
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- **Size:** 42,250 SF of land with a two (2) family house and garage located on the property.
- **Age:** Approximately 1900
- **Construction:** Wood frame with a vinyl
- **Heating:** Forced Hot Water, Oil
- **Bathrooms:** One (1) full bathroom per unit (2 total)
- **Parking:** 3 spaces/1000 SF
- **Roof:** Asphalt, gable style
- **Utilities:** City water and sewer
- **Zoning:** Industrial-B
- 100% upland with over 17,000 SF outside of the 100ft buffer to the adjacent pond
- Plans for engineered expansion of a 2,000 SF contractor's garage/warehouse



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