

# 9 BEAVER BROOK ROAD LITTLETON, MASSACHUSETTS

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**FOR LEASE - 20,000sf**  
**Flex/R&D/Office**

## THE PROPERTY

- For Lease - Immediately Available
- 20,000sf Flex/R&D Building
- Located 0.8 miles from I-495
- First class interior renovation in 2020
- (1) Loading Dock
- 39 Parking Spaces
- Single Story

## KEY FEATURES

- Clear Height: 11'6" to Trusses, 13'6" to Deck
- Utilities:
  - Power: 600A @ 480V 3-Phase, 800A @ 208V 3-Phase
  - Oil Heating
  - Private Septic System
  - Water - Municipal Well Water
  - 10,000sf Office/Conference
  - 10,000sf Flex Space
- Building can accommodate a variety of occupants seeking office, R&D, light lab and flex spaces

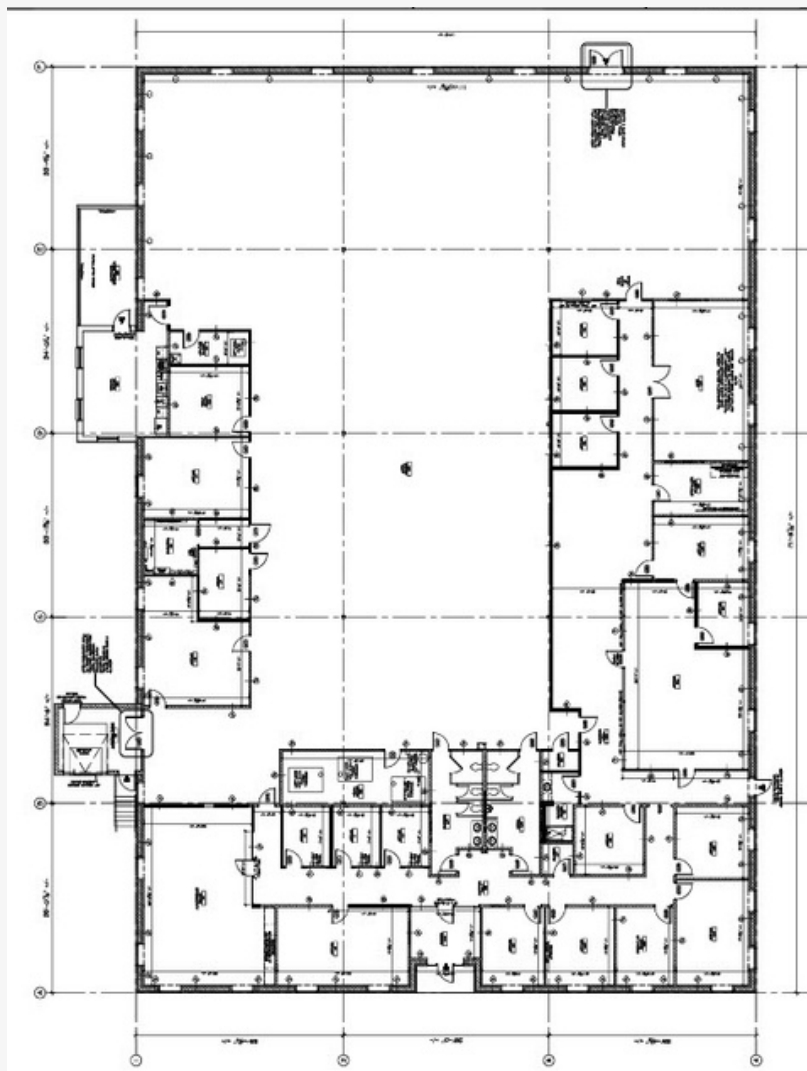
## CONTACT

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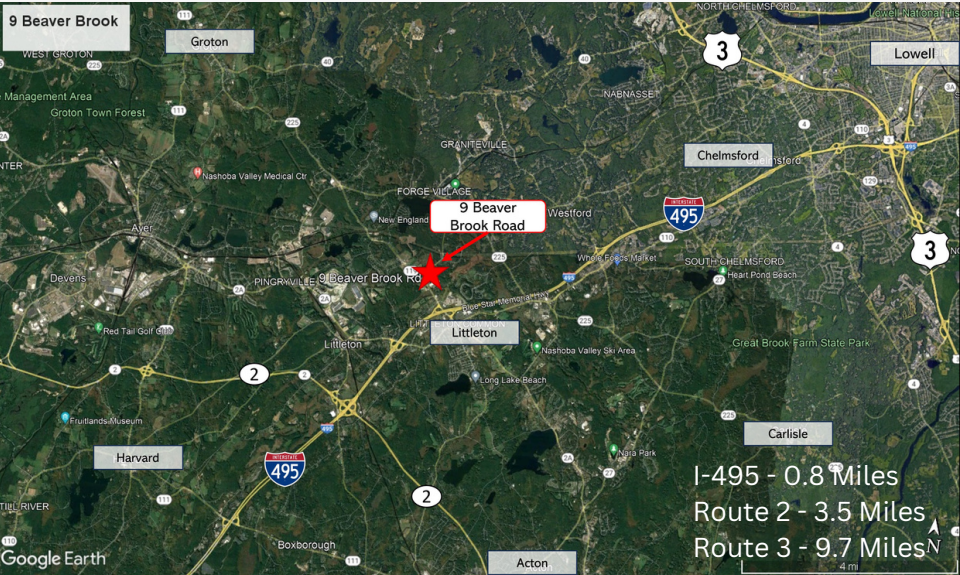
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## OVERVIEW

Conveniently located less than 1 mile off I-495, the Property sits within a small industrial cluster (Zoned IA) with easy access and private parking lot. With a full building renovation in 2020, the property is virtually turn key for the next user. The existing layout includes small and large conference rooms, private offices, cubical/open work spaces, and warehouse/R&D space. The building is fully air conditioned, including the warehouse area.

# PHOTOS

