

15 CRAIG ROAD ACTON, MA



±16,186 SF FREESTANDING FLEX/R&D BUILDING ON ±1.2 ACRES
OWNER-USER/INVESTMENT OPPORTUNITY

MATT CUNEO
Senior Advisor
508.271.9212
matt.cuneo@svn.com

SVN | Parsons Commercial Group | Boston
www.svnpcgboston.com | 508.820.2700
5 Commonwealth Road, Suite 1A
Natick, MA 01760

15 CRAIG ROAD ACTON, MA

EXECUTIVE SUMMARY

Parsons Commercial Group is excited to present the opportunity to purchase 15 Craig Road in Acton, Massachusetts. This $\pm 16,186$ square foot, freestanding Flex-/R&D building sits on ± 1.2 acres and features a well-designed layout with office space on the top floor, including open bullpen areas and perimeter offices/conference rooms. The lower level is ventilated for research or lab use and was previously utilized for lab space, with the added convenience of an exterior loading dock.

The property enjoys a prime location, just off Route 2, with easy access to I-495 (10-minute drive) and Route 128 (15-minute drive), and is only 30 minutes from Downtown Boston and Logan International Airport.

Offered vacant, this property presents an ideal opportunity for either an owner-user or an investment buyer looking for versatility and growth potential.

For pricing and additional inquiries, please reach out to the listing agent, Matt Cuneo at matt.cuneo@svn.com or 508-271-9212.



15 CRAIG ROAD ACTON, MA

PROPERTY OVERVIEW

Building Specifications

Building Size	Total: ±16,185 SF Office: ±8,095 SF Flex: ±8,095 SF
Type	Flex/R&D
Stories	2
Zoning	LI- Light Industrial
Land	±1.2 Acres
Loading Docks	One (1)
Dock Door Height	8'
Parking	±71 Spaces
Ceiling Height	12'
Year Built	Built 1969; Renovated 1996

Property Highlights

- The property is suitable for a single user or a user that needed 8,000 SF of space and wanted to lease out the rest to another tenant.
- The building is well parked with 71 available parking spaces.
- The Property is Zoned Light Industrial



10 Minute Drive



ACTON PLAZA



2



2



15 Minute Drive

15 CRAIG ROAD
ACTON, MA

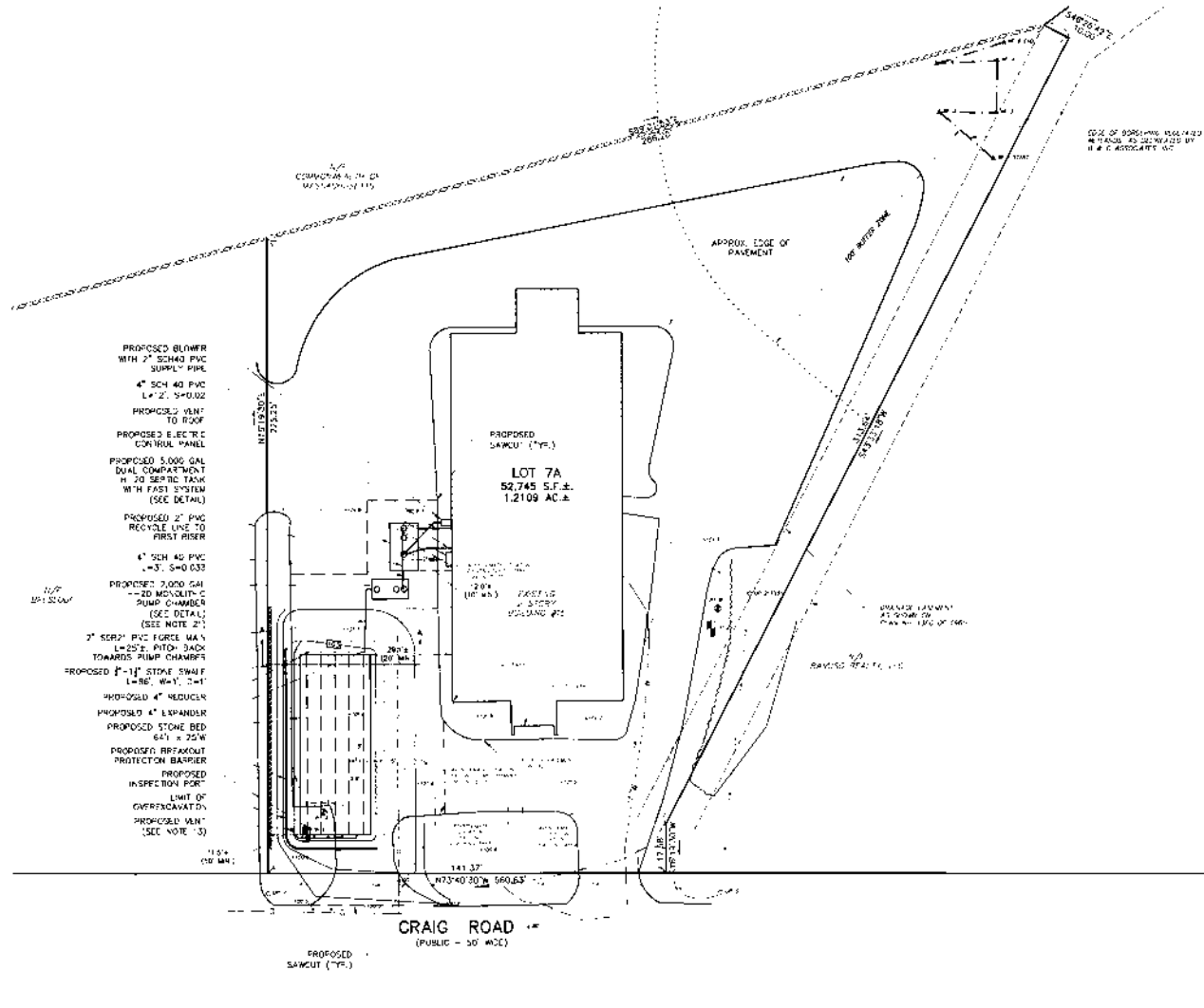


PLAN VIEW:

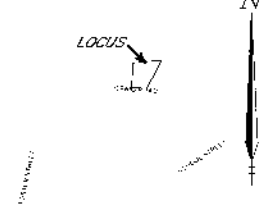
SCALE: 1"=20'
ZONING DISTRICT 11
GROUNDWATER PROTECTION DISTRICT ZONE 2

LEGEND:

±0.0 TOP OF CONCRETE
F.F. FIRST FLOOR
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR



LOCUS PLAN:



INVERT ELEVATIONS

4" INV. @ EXISTING FOUNDATION = 99.44'
 (SEE NOTE 15)

6" INV. @ SEPTIC MAIN (IN) = 99.20'
 4" INV. @ SEPTIC TANK (OUT) = 97.95'
 4" INV. @ JOSSING CHAMBER (IN) = 97.85**
 4" INV. @ JOSSING CHAMBER (OUT) = 95.10**
 *(SEE NOTE 21 & 22)

MANIFOLD

MANIFOLD SEGMENT	TOTAL LENGTH (FEET)	BEGIN. ELEVATION	END ELEVATION	DIA. (INCH)
1	5.00	99.80	99.77	4"
2	5.00	99.77	99.74	4"
3	5.00	99.74	99.71	4"
4	5.00	99.68	99.65	4"

LATERALS

LATERAL INV. OF BOTTOM LATERAL OR SIMIL PERFORATED

LATERALS	STONE LENGTH (FT)	NO. (INCH)	PERF. DIA. (INCH)	
1	101.80	100.80	84.00	5'-0" 16 5/16 2
2	101.80	100.80	84.00	5'-0" 16 5/16 2
3	101.80	100.80	84.00	5'-0" 16 5/16 2
4	101.80	100.80	84.00	5'-0" 16 5/16 2
5	101.80	100.80	84.00	5'-0" 16 5/16 2

DESIGN DATA:

DESIGN FLOW:
 OFFICE BUILDING: 15,744 S.F. (PER 15,000 S.F. REQUIRED)
 15,744 S.F. x 25 GPD/1000 S.F. = 1,181 GPD

REQUIRED SEWER LINES:
 REQUIRED: 2,352 @ 1.181 GAL = 2,784 GAL
 PROVIDED: 2,800 @ 2,000 GAL = 5,600 GAL

REQUIRED SIZE SOIL ABSORPTION SYSTEM (PRIMARY & RESERVE):
 PFA = 2.2 MP CLASS 1 SOL
 1,181 GPD @ 0.74 GPD/S.F. = 1,586 S.F.
 ACTON BOM MIN = 1,000 S.F.

TYPE AND SIZE OF SOIL ABSORPTION SYSTEM PROVIDED:
 PRIMARY: 64" x 20' W = 1,600 S.F.
 RESERVE: 64" x 20' W = 1,600 S.F.

SEWAGE DISPOSAL PLAN

PREPARED FOR: HIPOWER GROUP, LLC
 ADDRESS: 55 SCHOOL STREET, WATERBURY, MA 02472
 LOCATION: 15 CRAIG ROAD, ACTON, MA 01720, MAP H4, PARCEL 12

SCALE: AS SHOWN
 DATE: AUGUST 24, 2016

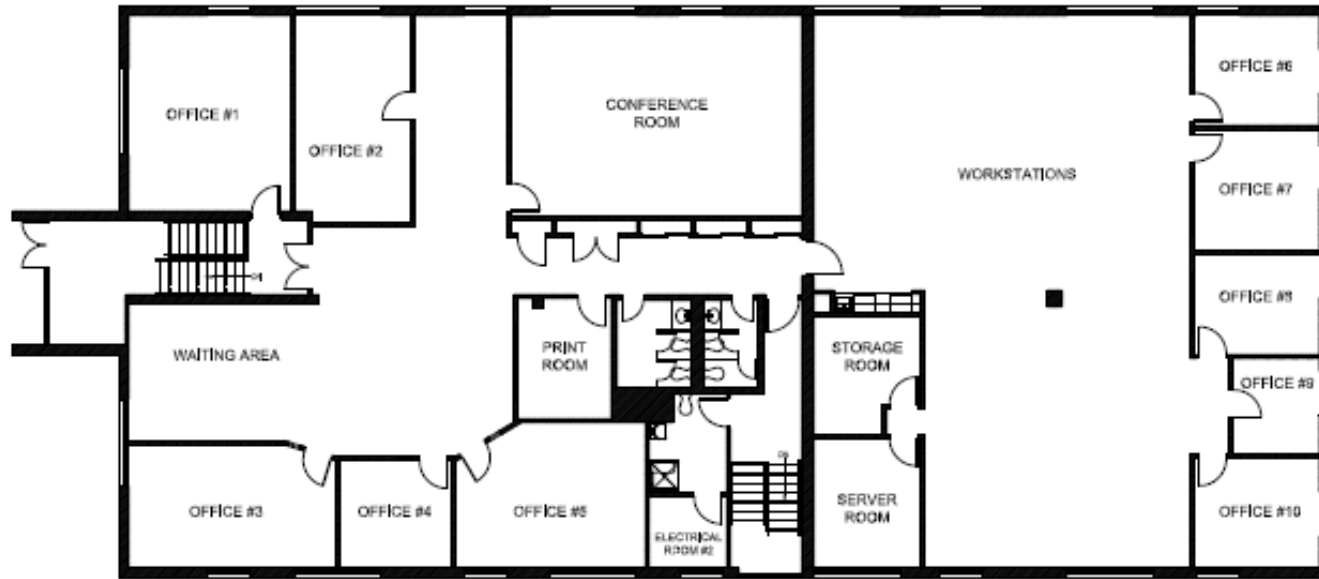
PREPARED BY:
STAMSKI AND McNARY, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 1000 MAIN STREET - ACTON, MA 01720
 (978) 263-8985

DATE: AUGUST 24, 2016

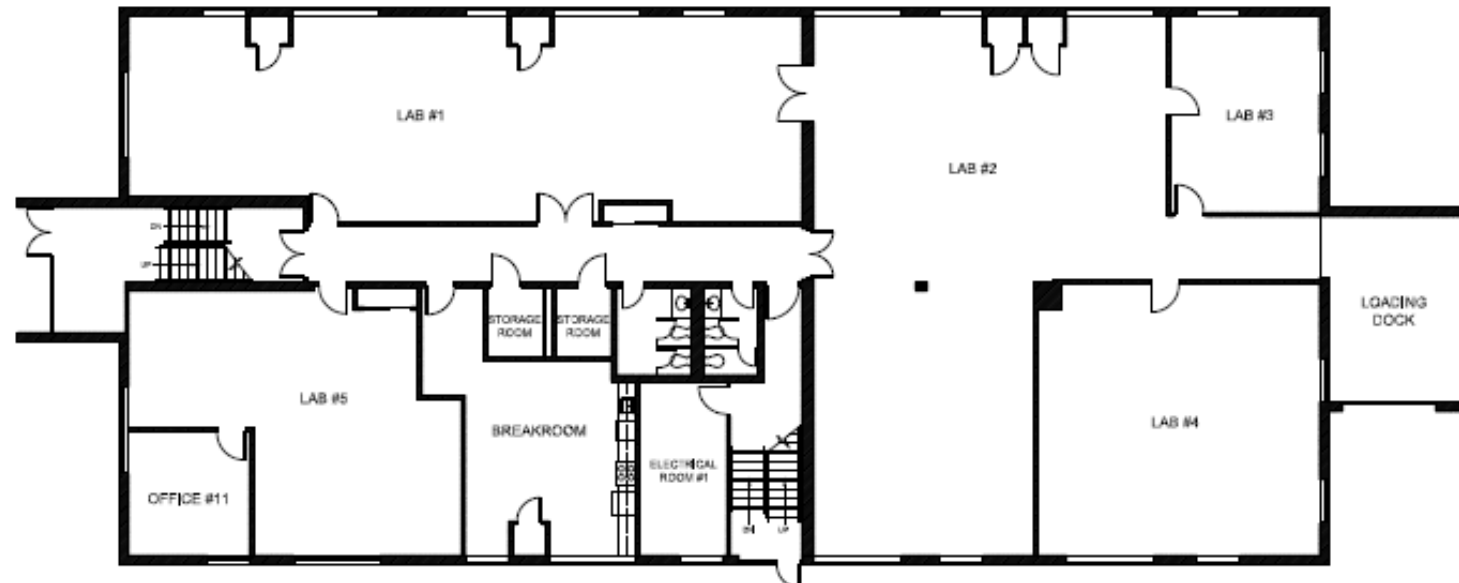
SEAL: REGISTERED PROFESSIONAL ENGINEER, CIVIL ENGINEERING, STATE OF MASSACHUSETTS, NO. 16412

SEAL: REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF MASSACHUSETTS, NO. 16412

DATE: AUGUST 24, 2016



SECOND FLOOR PLAN 2



FIRST FLOOR PLAN 1



15 CRAIG ROAD ACTON, MA

FOR MORE INFORMATION, CONTACT:

MATT CUNEO
Senior Advisor
508.271.9212
matt.cuneo@svn.com

SVN | Parsons Commercial Group
5 Commonwealth Road, Suite 1A
Natick, MA 01760
508.820.2700



Disclaimer: This information has been obtained from sources believed reliable and every effort has been made to furnish the most accurate and up to date information available. However all statements and conditions herein are subject to errors, omissions or removal from the market without notice. We have not verified it and make no guarantee, warranty or representations. Any photos, or plans are for illustrative purposes only and may not be to scale. Conditions may have changed since production. Any projections, opinions, assumptions or estimates are for example only and do not represent the current or future performance of the property. Potential buyers should perform their own due diligence to verify its accuracy. The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Parsons Commercial Group, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Neither the SVN Advisors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN[®] Advisors and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or the SVN[®] Advisors nor any of their officers, employees, representatives, independent contractors or allies, or the accuracy or completeness theorem. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN[®] Advisors from any liability with respect thereto. To the extent Owner or any agent or Owner corresponds with any prospective purchaser, any prospective purchasers should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. This Offering Memorandum contains illustrations and graphics that are the exclusive property of SVN | Parsons Commercial Group | Boston. Any unauthorized reproduction, distribution, or use of these illustrations and graphics is strictly prohibited.