

11 BEAVER BROOK ROAD
LITTLETON, MA

FOR LEASE

15,579 SF | \$14.50/SF NNN



FLEX / LIGHT INDUSTRIAL / R&D

R.W. HOLMES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

BUILDING SIZE	15,579 SF
STORIES	ONE (1)
OFFICE AREA	4,800 SF
CLEAR HEIGHT	11'6" UNDER STEEL
ROOF	RUBBER MEMBRANE
LOADING	ONE (1) DOCK
PARKING	35 SPACES
HVAC	FULL THROUGHOUT
RESTROOMS	TWO (2) ADA-COMPLIANT LAVS, TWO (2) SHOWERS & CHANGING AREAS
WATER	TOWN OF LITTLETON
SEWER	PRIVATE SEPTIC
SPRINKLERS	WET SYSTEM
LIGHTING	LED THROUGHOUT
POWER	800 AMPS - 480V/277

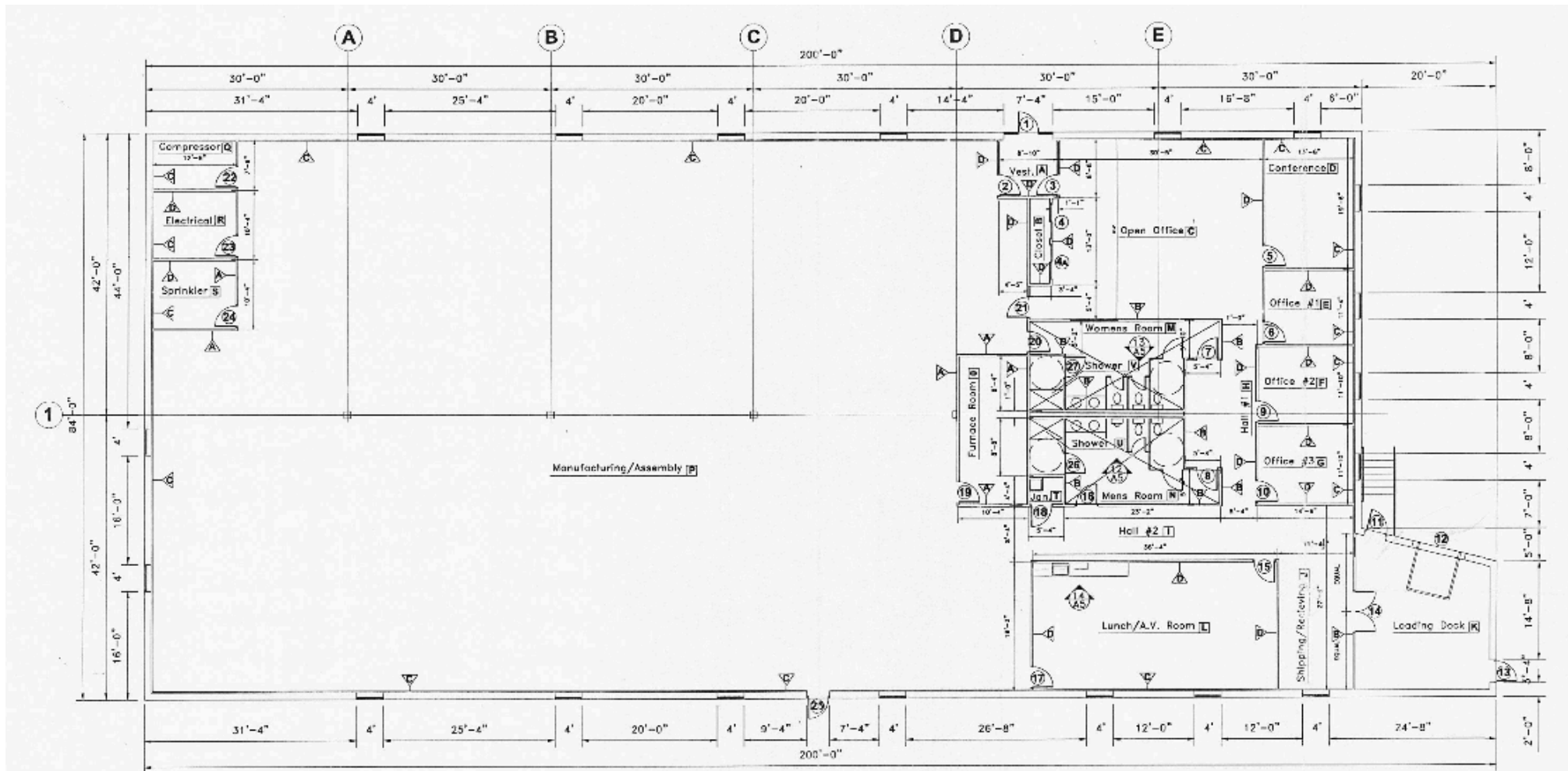


OVERHEAD PHOTOS



FLOORPLAN

FLOOR 1 | 15,579 SF



LOCATION & ACCESS

Strategically located in Beaver Brook Business Park at the junction of **I-495** and **Route 119**, 11 Beaver Brook Road puts your team minutes from The Point—a mixed-use destination with Market Basket, Tavern in the Square, O'Neil Cinemas, and the Courtyard by Marriott. It's a convenience-rich location that checks every box for employees, clients, and visitors.

NEARBY AMENITIES

RETAIL & DINING

THE POINT – MIXED-USE CENTER

MARKET BASKET

TAVERN IN THE SQUARE

O'NEIL CINEMAS

COURTYARD BY MARRIOTT BOSTON LITTLETON

TRANSIT & ACCESSIBILITY

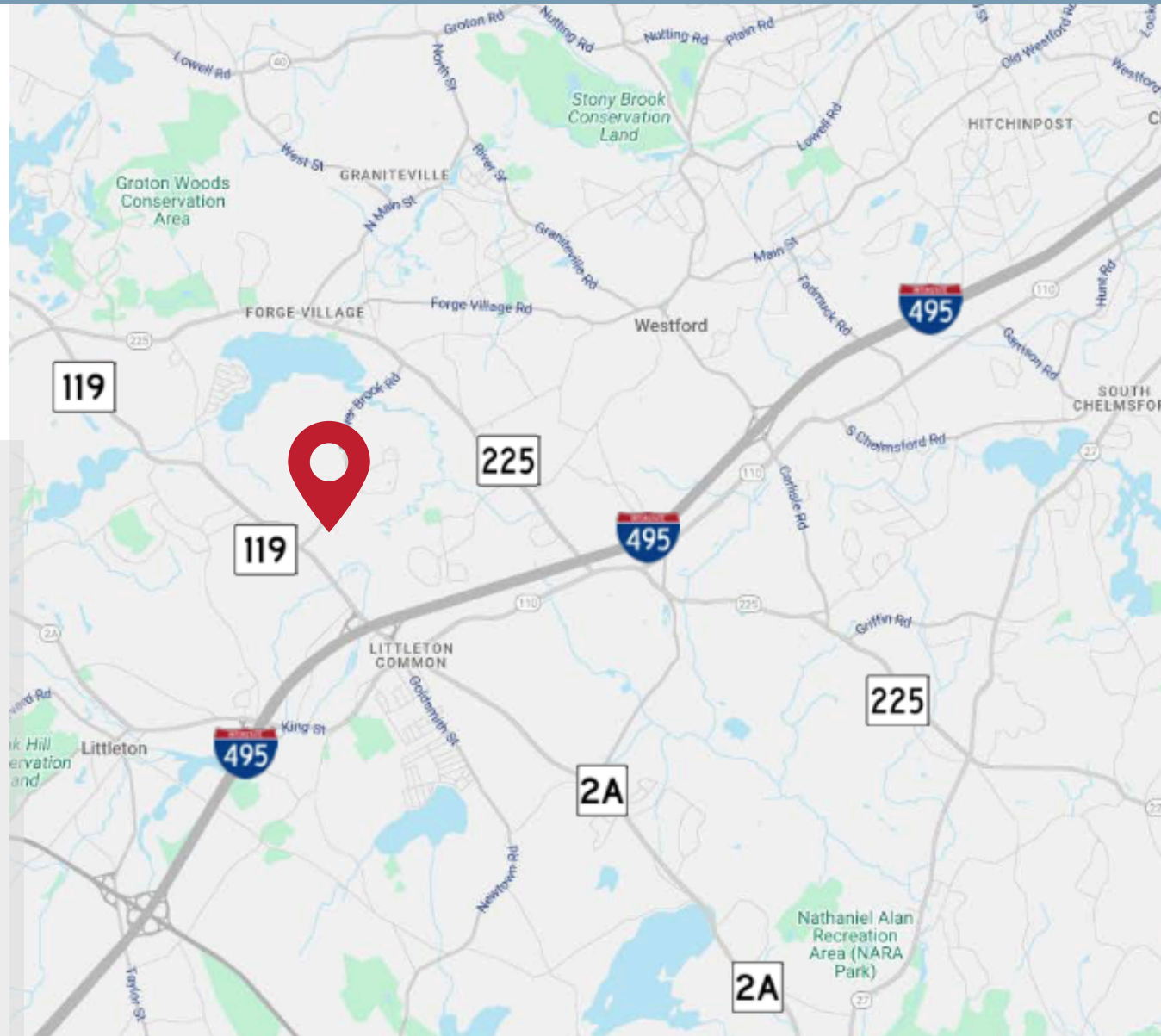
MBTA COMMUTER RAIL

LITTLETON/ROUTE 495 STATION (FITCBURG LINE), PLUS PARK-AND-RIDE ACCESS TO LOGAN AIRPORT

I-495 & ROUTE 119

IMMEDIATE HIGHWAY ACCESS; CONNECTS TO I-90 (MASS PIKE), ROUTE 2, AND REGIONAL CORRIDORS

< 1 mile



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