

248 MILL ROAD

CHELMSFORD, MA

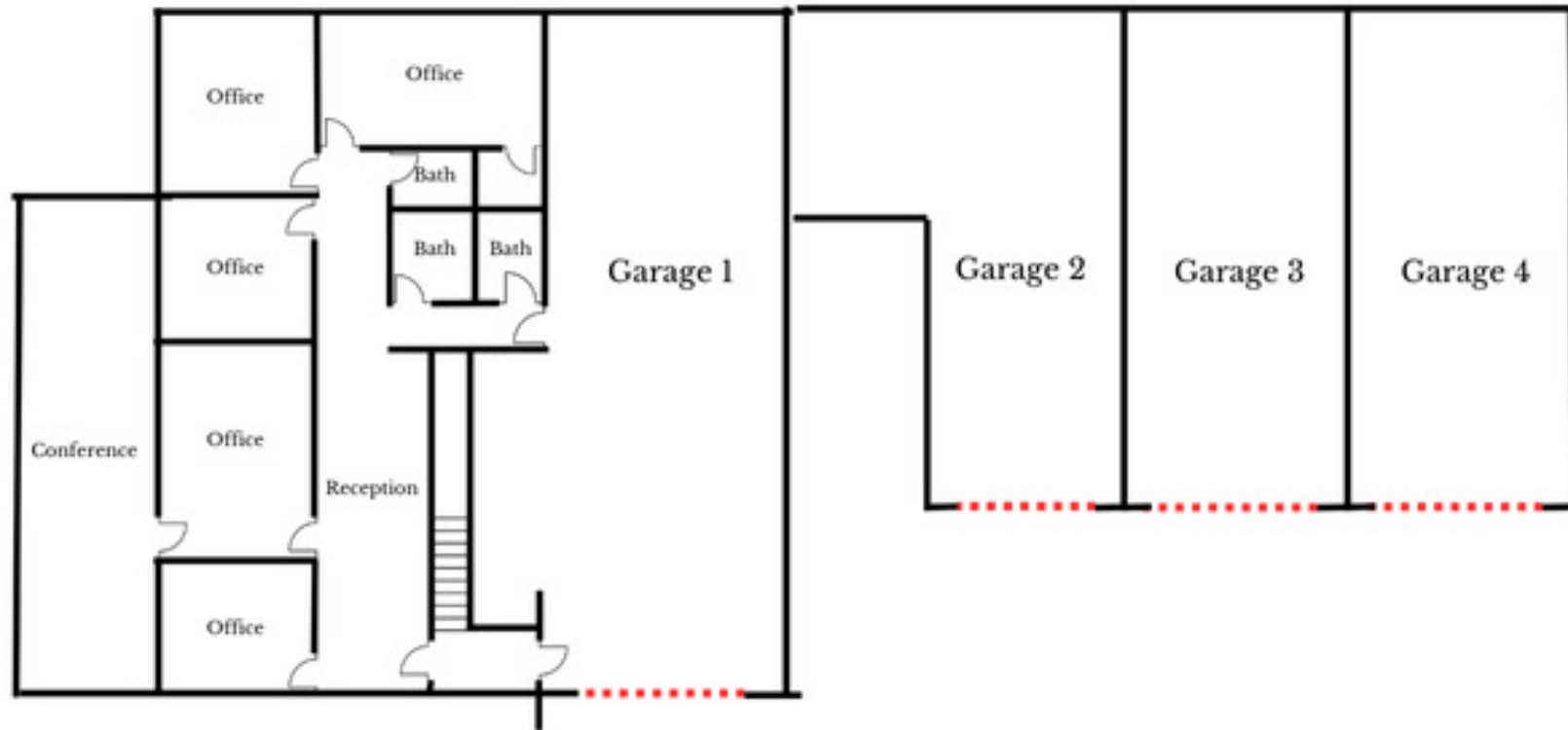


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

6,000 SF For Lease

SUMMARY / SPECIFICATIONS

248 MILL RD CHELMSFORD, MA



PROPERTY DESCRIPTION

O'Brien Commercial Properties is pleased to present an excellent leasing opportunity at 248 Mill Road, a professionally managed, 40,000 SF flex/industrial complex ideally located just off Route 3 and I-129 in Chelmsford, Massachusetts. This property offers excellent visibility, seamless highway access, and flexible space solutions to meet the needs of any small business. Now offering 6,000 square feet of versatile space, perfectly suited for light manufacturing, research & development, warehouse operations, or flexible office configurations.

PROPERTY HIGHLIGHTS

- Year Built: 1998 // Building Size: 20,000 SF
- Zoning: IA/Light Industrial // Stories: Two (2)
- Heat: Natural Gas // Water/Sewer: Town of Chelmsford
- Electricity: National Grid // Loading: Double Door at Grade
- HVAC: Full AC/Heat

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,000 SF
Lot Size:	4.08 Acres
Building Size:	40,000 SF

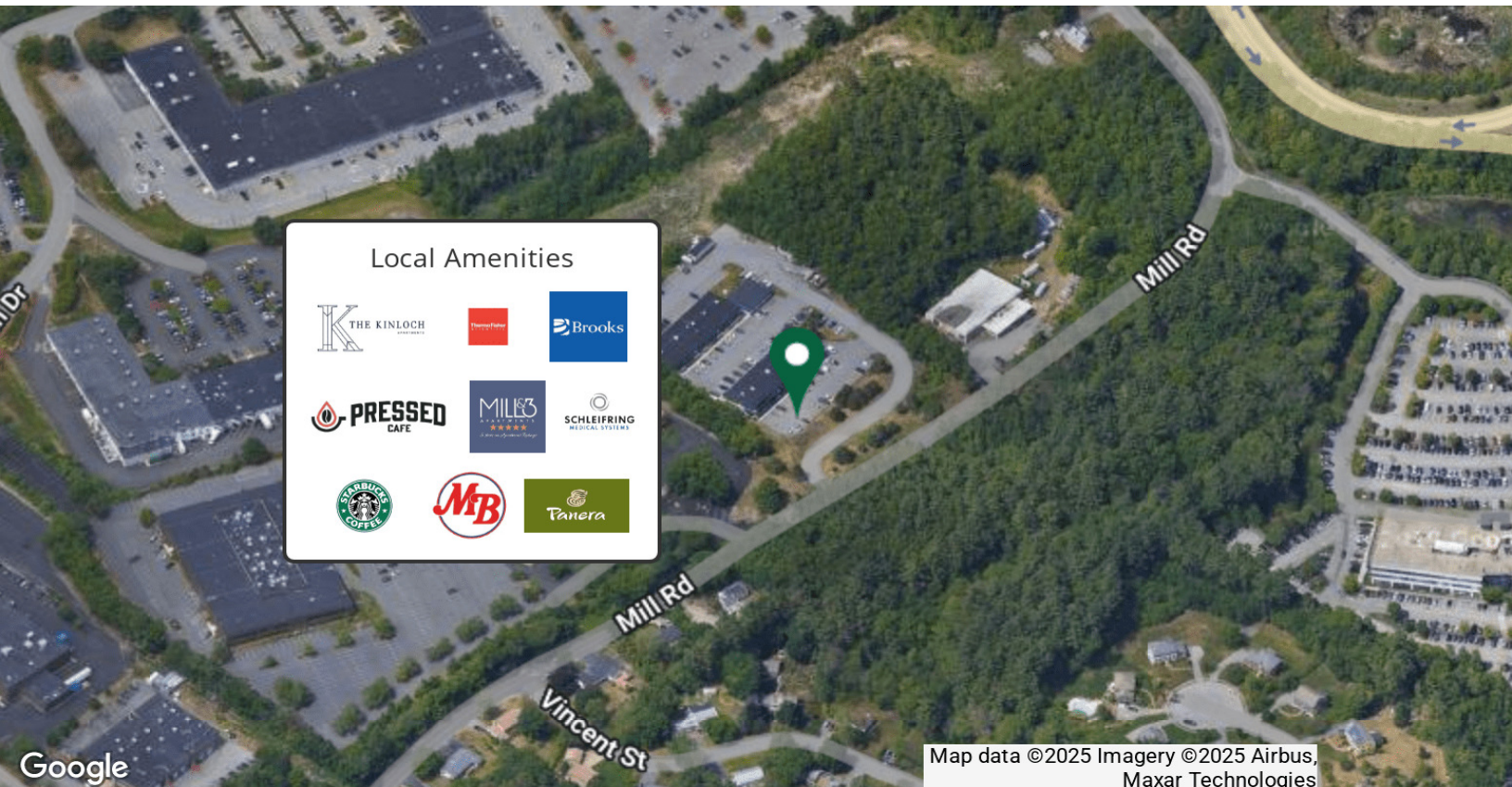
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	307	1,137
Total Population	186	830	2,998
Average HH Income	\$168,727	\$169,974	\$165,081

ROB MCGARRY

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PROPERTY / LOCATION

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