



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | FLEX/LIGHT MANUFACTURING BUILDING

- 19,700 SF Total Available (subdividable) with Loading Dock
- 20,000 SF Available 8/25
- 11' Clear Height
- Sub-dividable
- 100% AC



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

50,600 SF Flex/Light Manufacturing Building

PROPERTY HIGHLIGHTS

- 19,700 SF Available now
- 1,200 SF with Shared Dock
- 6,500 SF of Office/Flex on the Second Floor Available
- 12,000 SF with Shared Loading Dock
- 20,000 SF with Shared Loading Dock Available 8/25
- 12'3" Clear Height
- Less than 1 mile from Route 3
- 3 Tailboard Loading Docks
- Building has 100% AC

OFFERING SUMMARY

Building Size:	50,600 SF
Available:	• 19,700 SF Total Available Now • 20,000 SF 8/25
Lot Size:	4.8 Acres
Power:	3,600 Amps
Schoeffel International Corp LED:	08/2025
Lease Rate:	\$13.95
NNN:	\$2.92/SF

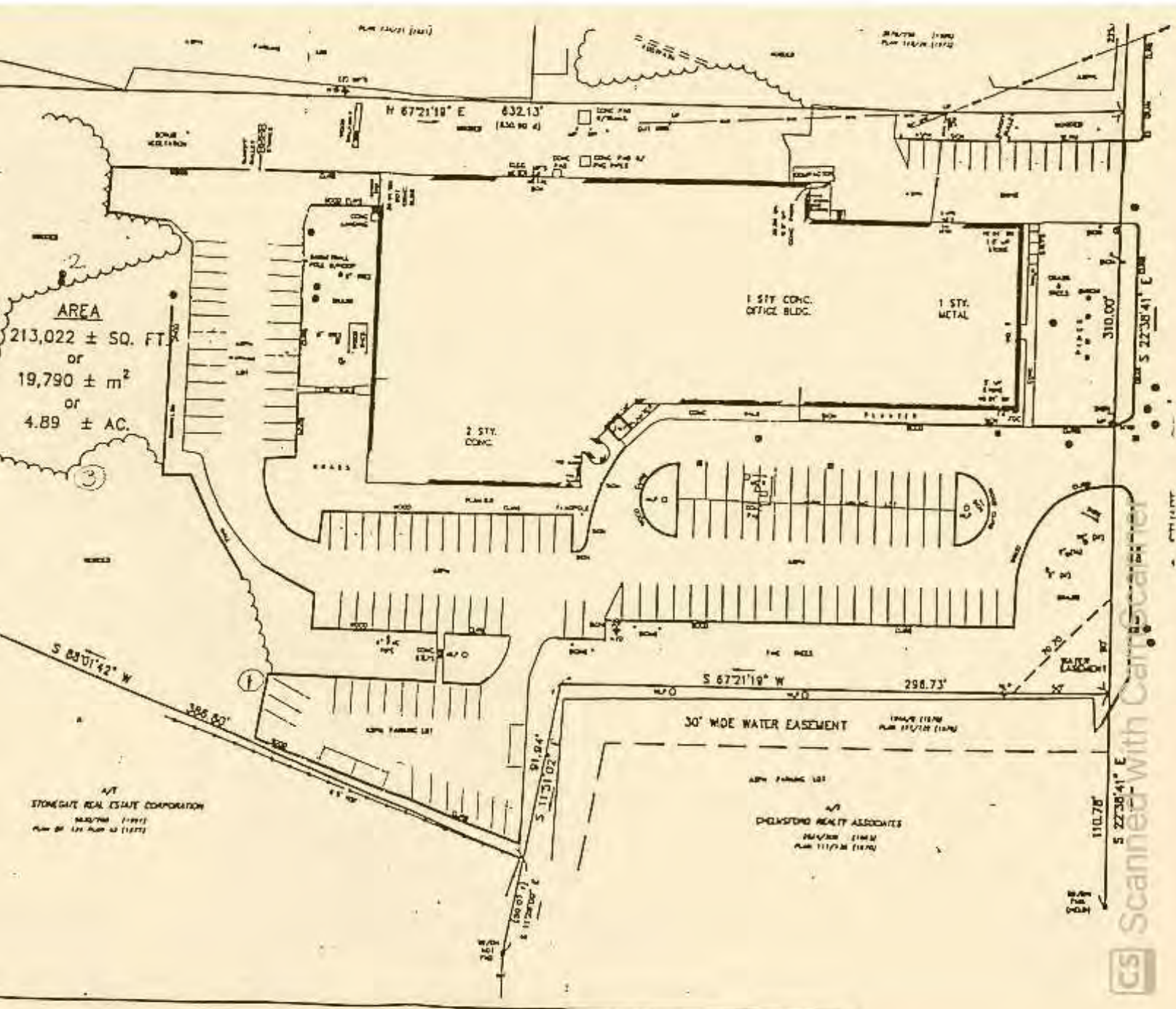
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685



FLOOR PLANS



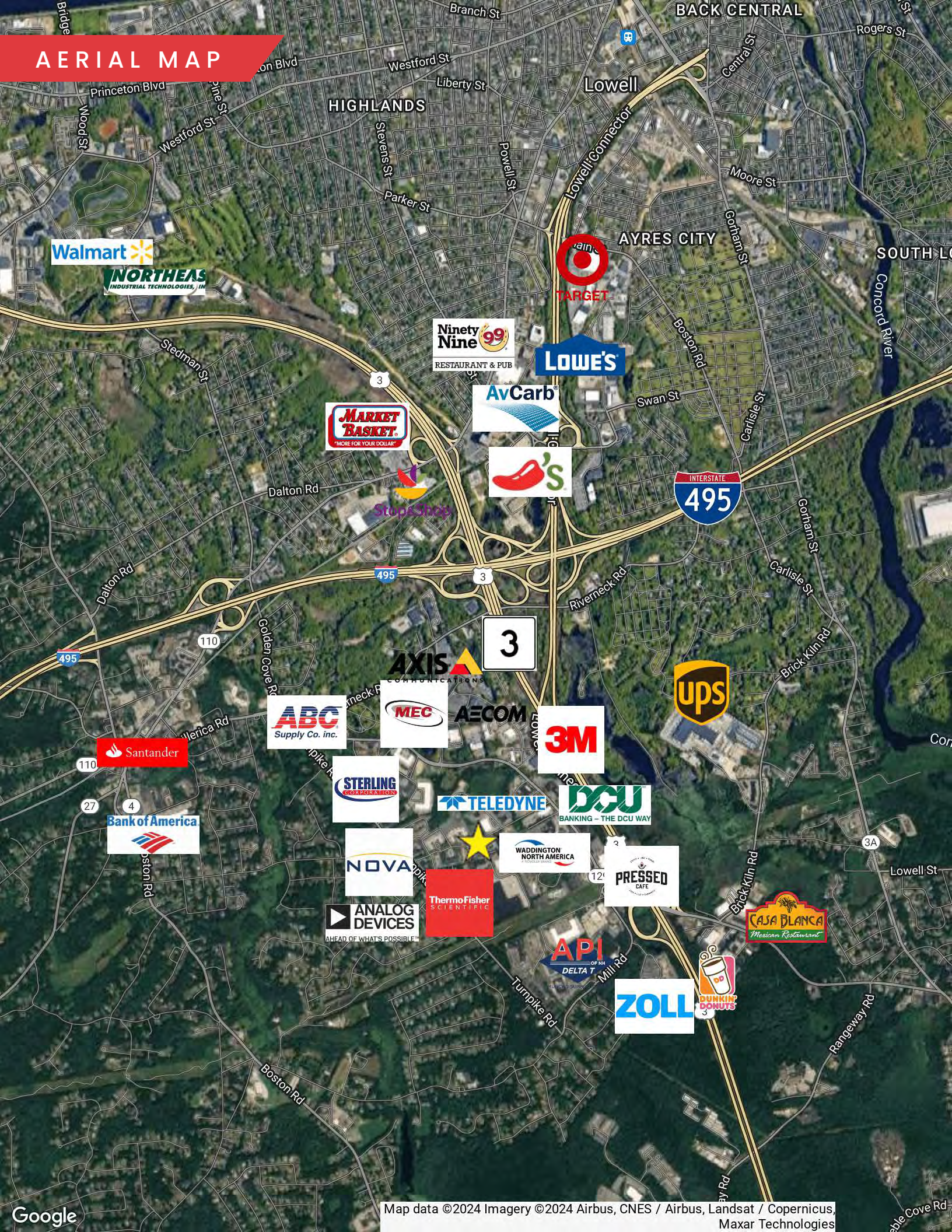
SITE PLANS



AT
STONEGATE REAL ESTATE CORPORATION
MAP/PLAN 1-1992
PLAN OF 121 APR 12 (11872)

APN PARKING LOT
AT
CHELSEA REALTY ASSOCIATES
MAP/PLAN 11873
PLAN 111724 (11873)

AERIAL MAP



Walmart

NORTHEAS
INDUSTRIAL TECHNOLOGIES, INC.

MARKET BASKET
"MORE FOR YOUR DOLLAR"

Stops Shop

Ninety Nine 99
RESTAURANT & PUB

LOWE'S

AvCarb

's

INTERSTATE
495

3

AXIS
COMMUNICATIONS

ABC
Supply Co. Inc.

MEC

AECOM

3M

ups

Santander

STERLING
POWER RESOURCES

TELEDYNE

DCU
BANKING - THE DCU WAY

Bank of America

NOVA



WADDINGTON
NORTH AMERICA

2
PRESSED
DATE

ANALOG DEVICES
AHEAD OF WHAT'S POSSIBLE

ThermoFisher
SCIENTIFIC

API
DELTA T

ZOLL

DUNKIN'
DONUTS

CASA BLANCA
Mexican Restaurant

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