

77 BEAVER BROOK ROAD

LITTLETON, MA

**FLEX
BUILDING**
15,579 SF/9.86 AC
LIGHT
INDUSTRIAL

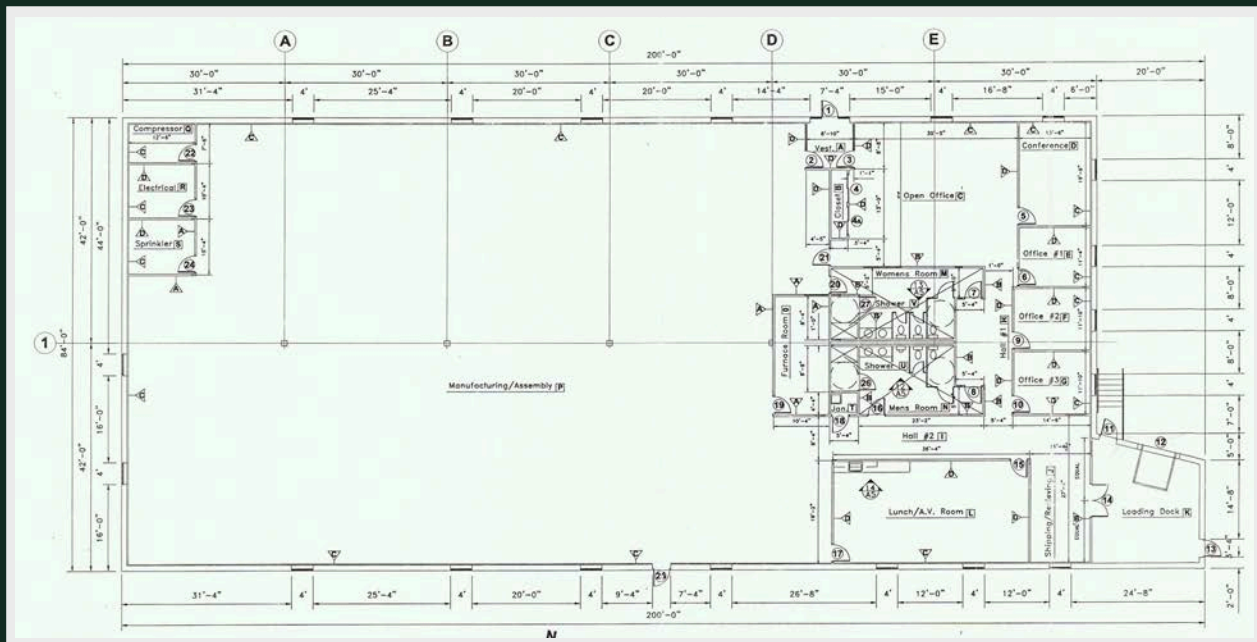


- Power: 800 Amps - 480V/277
- Freestanding Corp HQ
- Full HVAC Throughout
- Tailboard Loading

PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

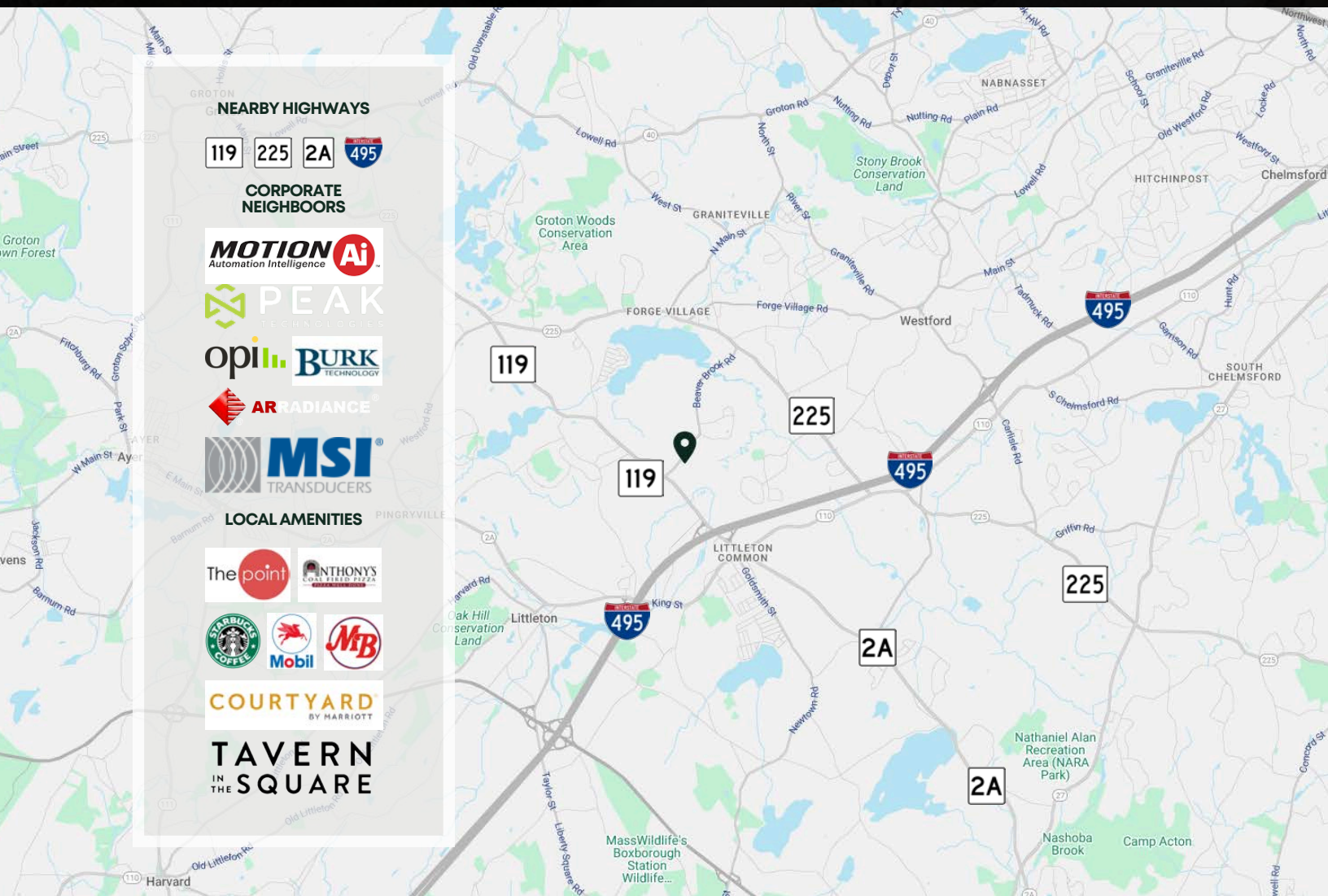
11 Beaver Brook Road is situated within the Beaver Brook Business Park, which is strategically positioned at the intersection of Route 119 and Route 495. Just a short drive from the highway, the park offers convenient access to restaurants, hotels, and retail centers. This compact flex building serves as a perfect corporate headquarters for a light industrial user.



SPECIFICATIONS

- Building: 15,579 SF
- Land: 9.86 AC
- Column Spacing: 30' x 41'
- Ceiling: 9'-6" under drop ceiling
11'-6" under steel
- Stories: One (1)
- Flooring: VCT
- Roof: Rubber membrane
- Shipping Area: 700 SF
- Lavatories: Two (2)/ADA compliant
- Two (2) showers and changing areas
- Office Area: 4,800 SF
- Lighting: LED throughout
- Full HVAC throughout
- Sprinklers: Wet system
- 1 mile from Route I-495
- Parking Spaces: Thirty-five (35)
- Zoning: IA - Light Industrial
- Exterior: Decorative concrete block
- Fuel: Oil
- Town water/private septic
- Amenities: 20' x 36' break room
- Loading Dock: One (1)
- Power: 800 amps - 480V/277

THE LOCATION



A PERFECT CORPORATE HEADQUARTERS FOR A LIGHT INDUSTRIAL USER

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LITTLETON, MA

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LIGHT
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COMMERCIAL
O'BRIEN
PROPERTIES, INC

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PRESIDENT

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