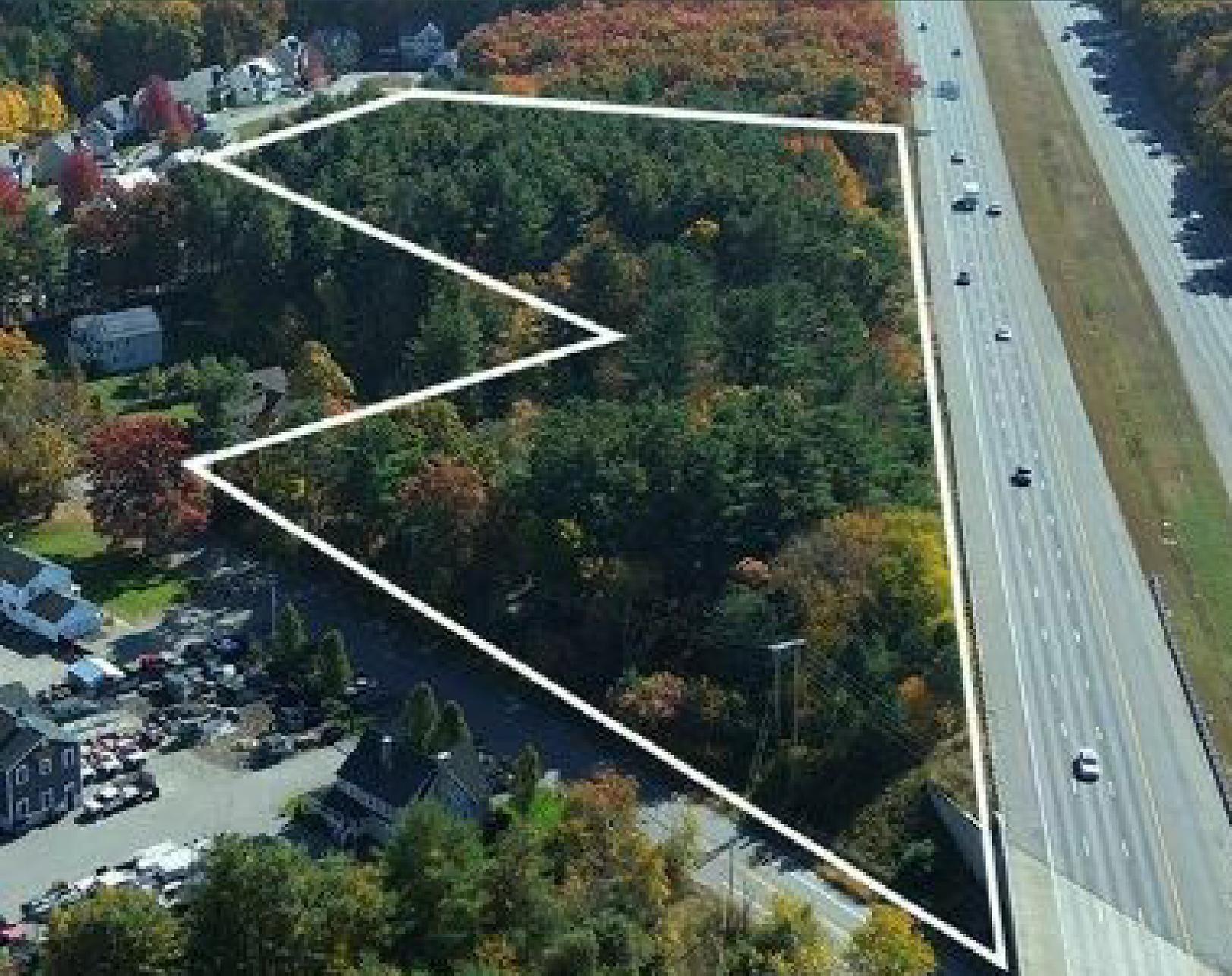


5

MAKEPEACE RD *WESTFORD, MA*



COMMERCIAL
O'BRIEN
PROPERTIES, INC

**3.67 AC of Industrial Land
For Sale**

SUMMARY / SPECIFICATIONS

5 MAKEPEACE RD WESTFORD, MA



PROPERTY DESCRIPTION

5 Makepeace Road consists of 3.67 acres of industrially zoned land and an existing home located directly off Route 3. Permitted plans are in place to develop 25,865 square feet of multiple buildings for an industrial-bay complex. This is an excellent opportunity for a contractor, business owner, or investor looking for an industrial land site in Westford. Local amenities nearby include Costco, Trader Joe's, Ace Hardware, Walmart, Pheasant Lane Mall, and more.

PROPERTY HIGHLIGHTS

- 3.67 Acres
- IC (Industrial) Zone
- Two (2) buildings permitted, totaling 25,865 SF
- Single family home
- Private Septic/Water
- 3 minutes to Route 3 on ramp
- Uses Allowed by right:
 - research/office park, removal of sand/gravel, quarrying/mining, light manufacturing and wholesale trade.

OFFERING SUMMARY

Sale Price: Subject To Offer
 Lot Size: 3.67 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	195	930
Total Population	152	527	2,479
Average HH Income	\$231,370	\$196,080	\$179,779

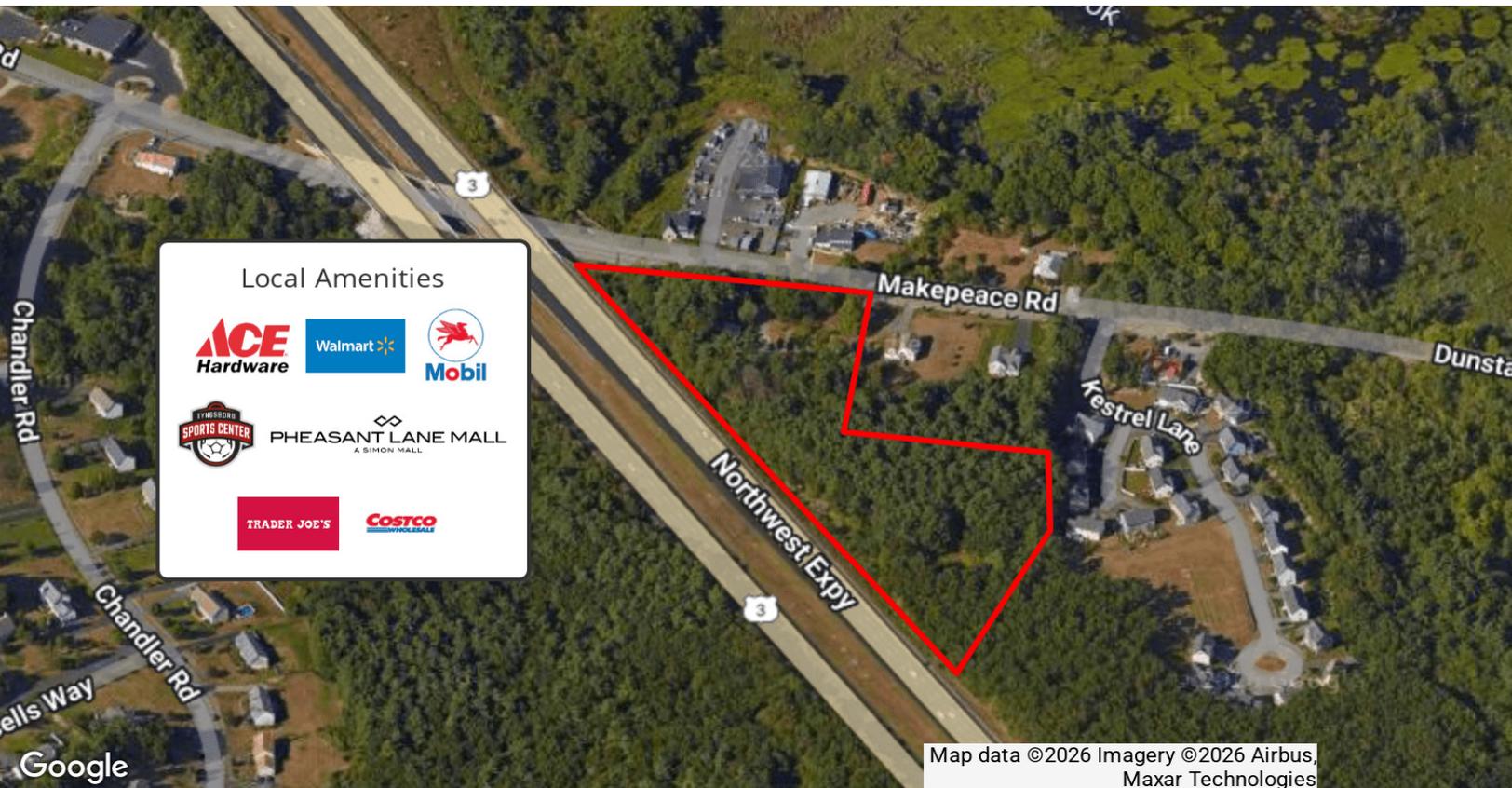
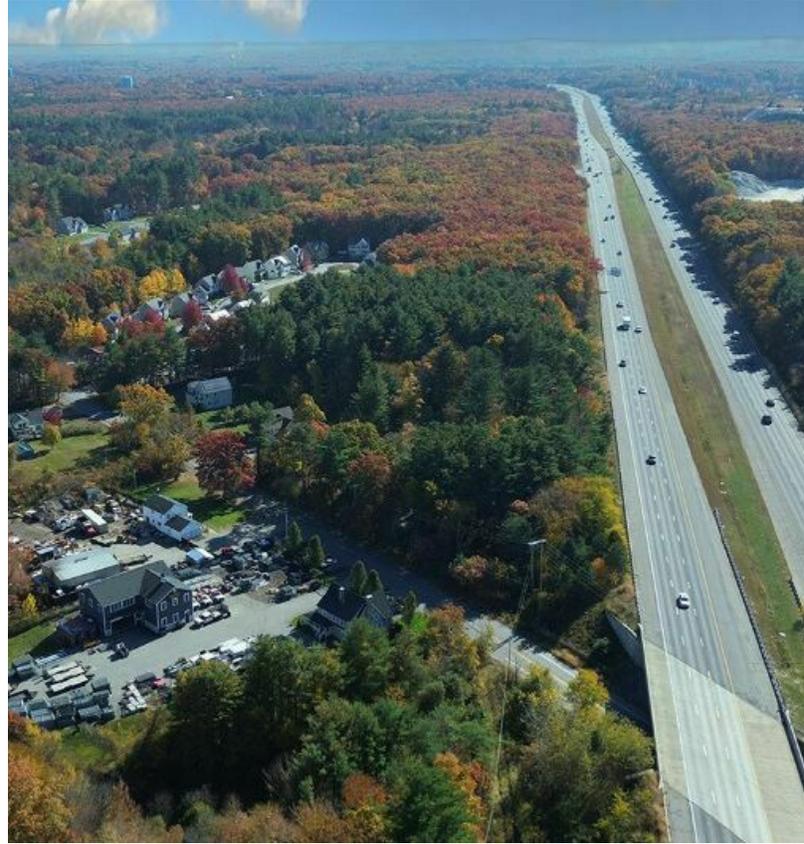
ROB MCGARRY
 Vice President
 rob@obriencommercial.com
 Mobile: 978.209.3211

ERIC O'BRIEN
 President
 eric@obriencommercial.com
 Mobile: 978.369.5501



PROPERTY / LOCATION

5 MAKEPEACE RD WESTFORD, MA



Local Amenities



PHEASANT LANE MALL
A SIMON MALL



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Maxar Technologies

ROB MCGARRY

Vice President
rob@obriencommercial.com
Mobile: 978.209.3211

ERIC O'BRIEN

President
eric@obriencommercial.com
Mobile: 978.369.5501





5 MAKEPEACE ROAD

WESTFORD, MA



ROB MCGARRY
Vice President
Mobile: 978.209.3211
rob@obriencommercial.com



ERIC O'BRIEN
President
Mobile: 978.369.5501
eric@obriencommercial.com

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