

40

COMMERCE WAY
TEWKSBURY, MA

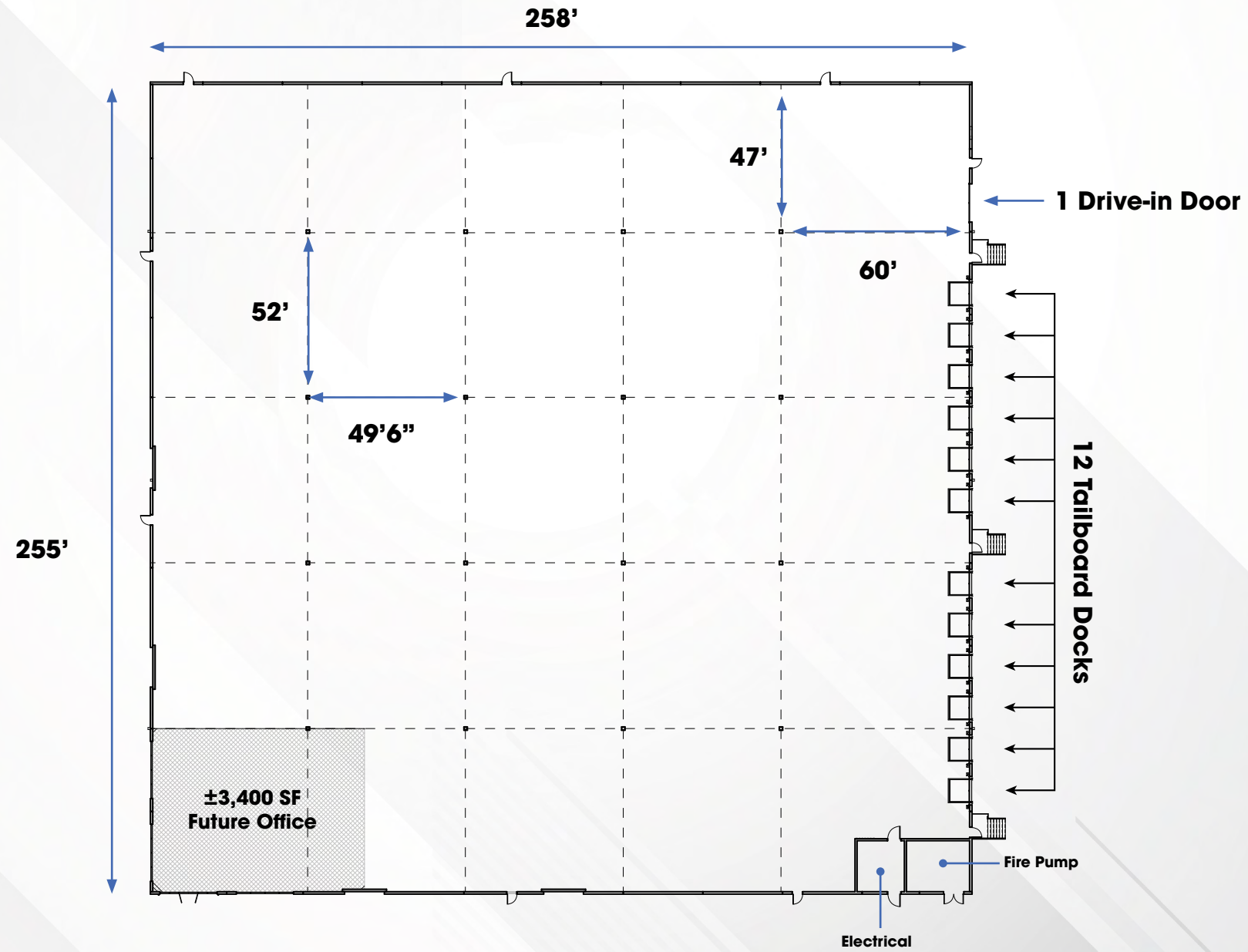
First Class Industrial New Construction



FOR LEASE
±65,800 SF



FLOOR PLAN | ±65,800 SF



BUILDING SPECS

Building Size	±65,800 SF
Building Dimensions	258'D x 255'W
Land Area	±11.6 Acres
Clear Height	32'
Column Spacing	52' x 49'6" (typical) with 60' speed bay
Loading	12 Tailboard Height Doors; 1 Drive-in Door
Truck Court	140'
Car Parking	91 Auto Spaces (66 plus an additional 25 'banked')

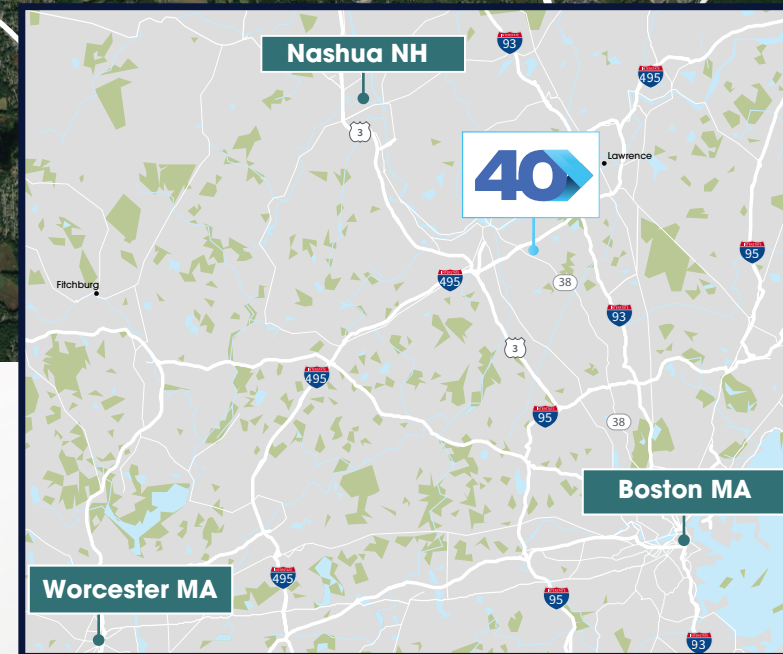
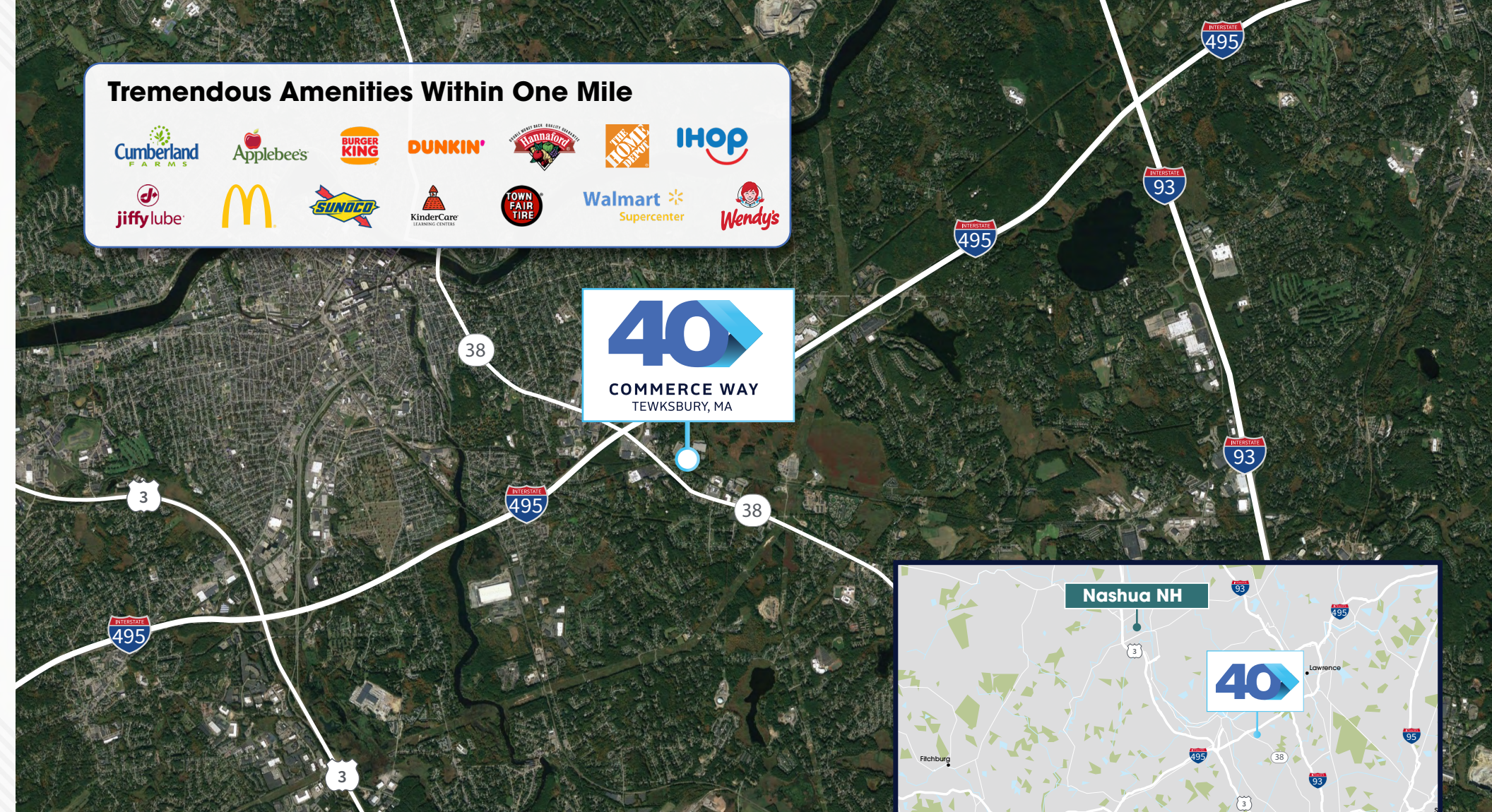
Power	2,500 Amps at 480v
Lighting	LED High-Bay Fixtures
Fire Protection	ESFR
Construction Type	Concrete Tilt-Up Construction
Roof Type	60 mil TPO Membrane
Floor Slab	7" Unreinforced
Zoning	Industrial District
Utilities	Electrical: National Grid Gas: National Grid Water/Sewer: Municipal



SITE PLAN



Tremendous Amenities Within One Mile



Drive Times

Route 38	1 min
I-495	2 mins
I-93	7 mins
Route 3	5 mins

Key Distances

Nashua NH	22 mins
Boston MA	30 mins
Worcester MA	40 mins

Contacts:

Joe Fabiano

Joe.Fabiano@jll.com

+1 781 844 7893

Michael Ciummei

Michael.Ciummei@jll.com

+1 978 621 7241

Rachel Marks

Rachel.Marks@jll.com

+1 508 259 2440

Chelsea Andre

Chelsea.Andre@jll.com

+1 508 951 7817

Dane Caracino

Dane.Caracino@jll.com

+1 617 640 0316



COMMERCE WAY
TEWKSBURY, MA



FOR LEASE ±65,800 SF

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.