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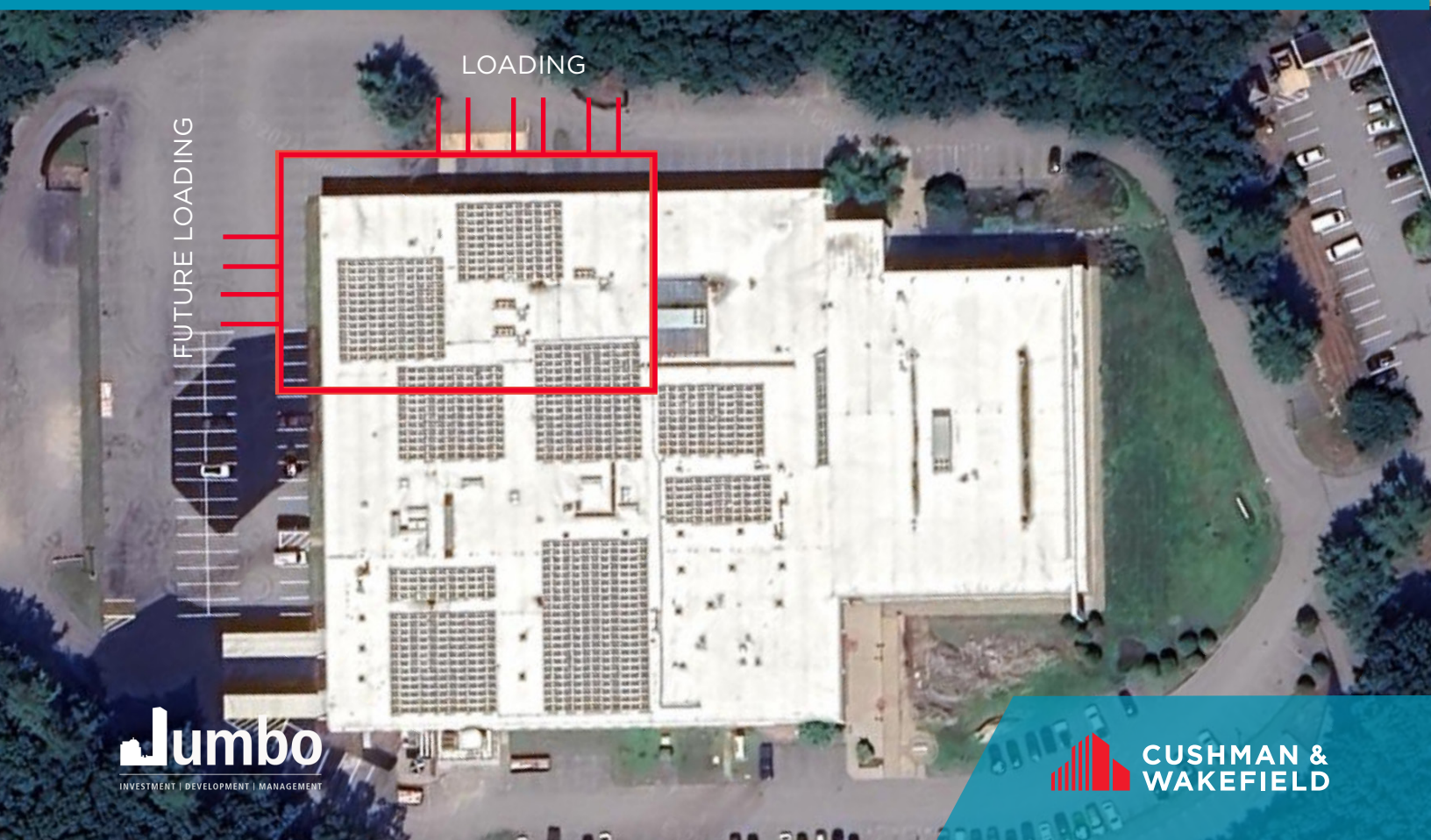
LYBERTY WAY

WESTFORD, MASSACHUSETTS

WAREHOUSE

10,000 RSF

FOR LEASE



10

LYBERTY WAY

WESTFORD, MASSACHUSETTS

10 Lyberty Way is a rare, single story office, flex, and robotics building situated on 19.74 acres of land in Westford, Massachusetts.

Westford ranks in the Top Ten of New England locations for business. Westford is home to companies such as UTC Collins Aerospace, Emerson Hospital Health, Juniper Networks, Red Hat Software, Sonus Networks, Luczat Technologies, and many others.

Westford can point to its broad success to possessing of one of Massachusetts Top School Systems, as well as a vibrant retail + social scene. Retailers such as Whole Foods, Market Basket, Marshalls, and HomeGoods are within a quick walk from 10 Lyberty Way. Food services are bountiful and include 99 Restaurants, McDonald's, Burton's Grille, Dunkin Donuts, Starbucks, Chipotle, Panera Bread, Five Guys, and Kimball Farm Ice Cream.

KEY FEATURES

ADDRESS	10 Lyberty Way Westford, MA	HVAC	New 200 Ton main building Chiller New Lochinvar Boilers (4) 600,000BTU each
YEAR BUILT	Remodeled 2018	DOCK DOORS	3 Tailboard Docks 1 Drive in bay potential
LAND AREA	19.74 acres	IT	Wired for Comcast
CLEAR HEIGHT	19'		
LIGHTING	Watt Stopper lighting control system		



Highway Access



Fully Air Conditioned



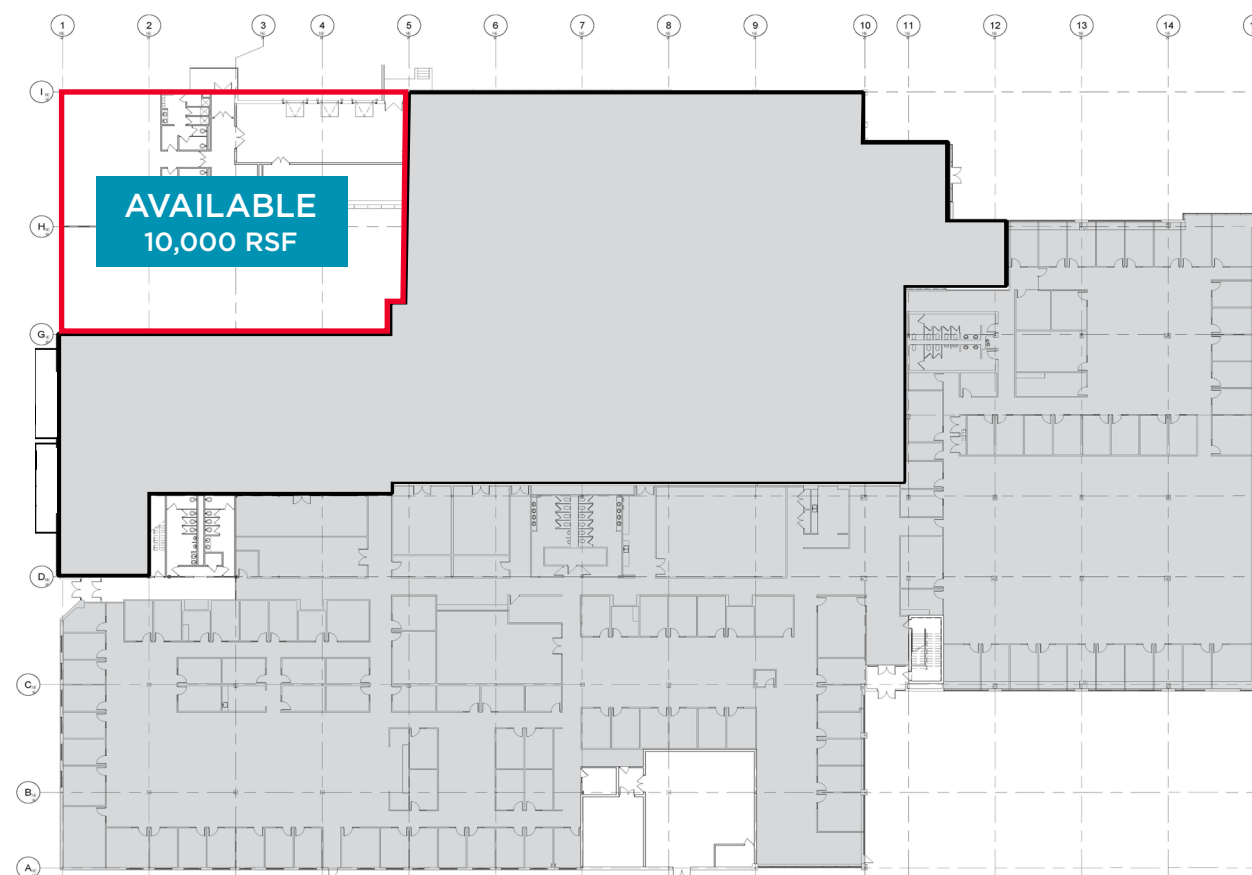
3 Tailboard
Loading Docks



Drive In Door Potential



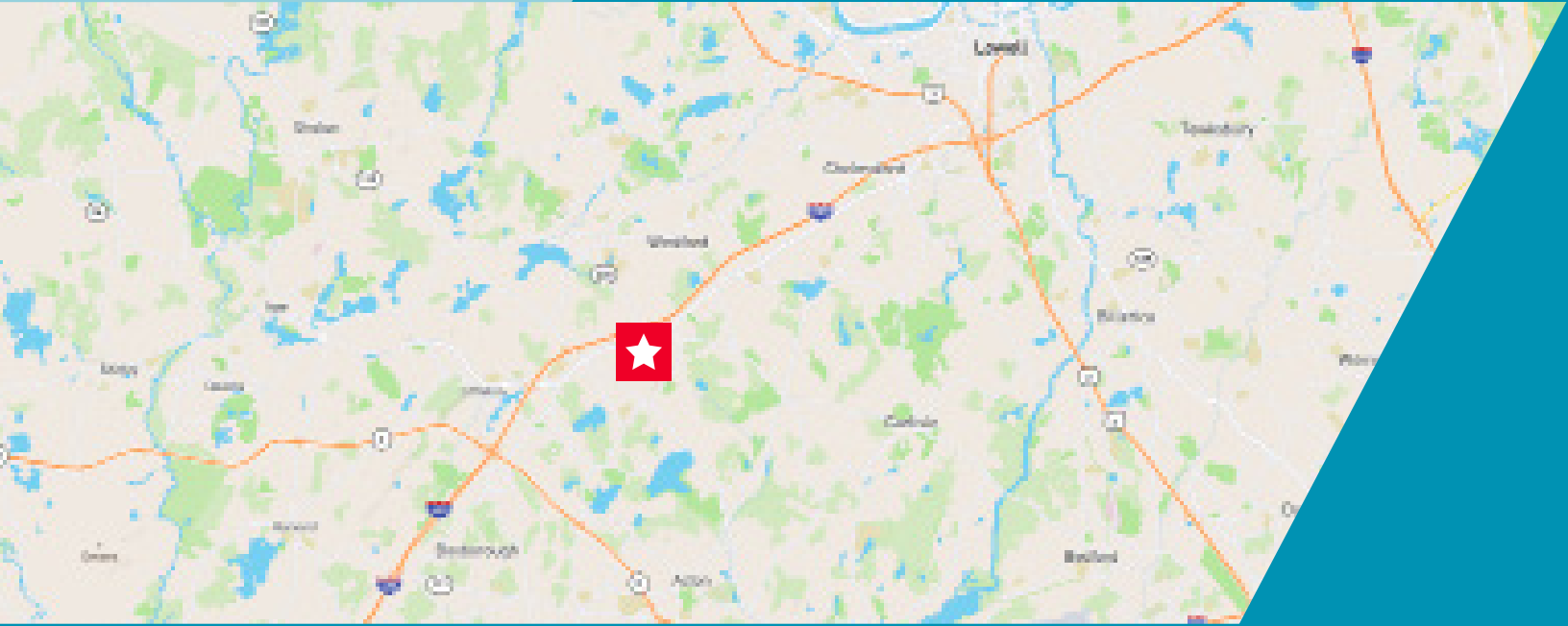
19' Clear Height



10

LYBERTY WAY

WESTFORD, MASSACHUSETTS



LOWELL

3

10
LIBERTY WAY

Jumbo
INVESTMENT | DEVELOPMENT | MANAGEMENT

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