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**APOLLO DRIVE
CHELMSFORD, MA**

NAI Parsons Commercial
Group Boston

Class A Office & Flex Opportunity | Chelmsford, MA
±4,995 – 39,335 SF Available Immediately

FOR MORE INFORMATION:

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250

APOLLO DRIVE
CHELMSFORD, MA

Premier Office & Flex Opportunity in Chelmsford, MA

±4,995 - 39,335 SF Available Immediately

BUILDING HIGHLIGHTS



±39,995 SF
Flex/Office Space Available
Subdividable to 4,995 SF



±143,125 SF
Premier Class A - Two Story
Office Building



±4.0/1,000 SF Parking Ratio
*Security Parking, Win-Pak
card access system*



Two Common Tailboard Docks
Potential for dedicated loading



**Flexible Ownership with
Turnkey Solutions**



**3,000 Amp, 480/277 Volt,
3 Phase, 4 Wire**



**±46,000 SF Warehouse
Build-to-Suit Opportunity**



**Professionally Managed
Building**

BUILDING AMENITIES



Outdoor Patio Available



**Full Service Cafeteria
With Capacity of ±120 Seats**



Onsite Fitness Center



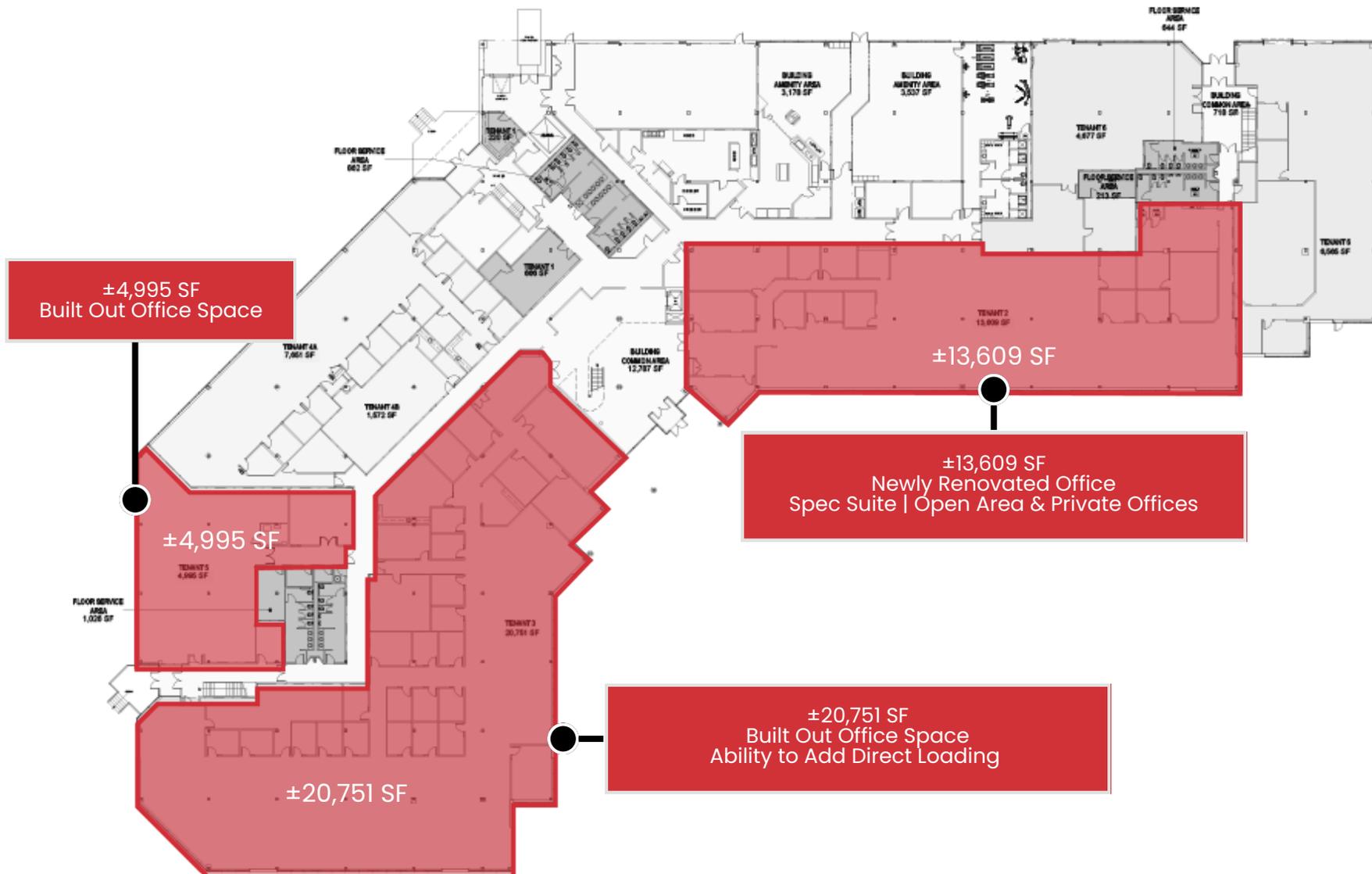
**Amenity Rich Location
Situated at Route 3/I-495
Interchange**





APOLLO DRIVE
CHELMSFORD, MA

First Floor | $\pm 4,995$ - 39,335 SF Office/Flex Space Available Now



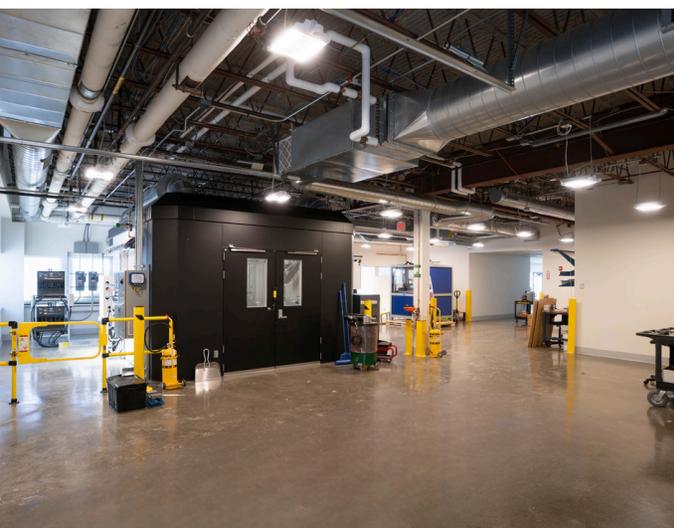
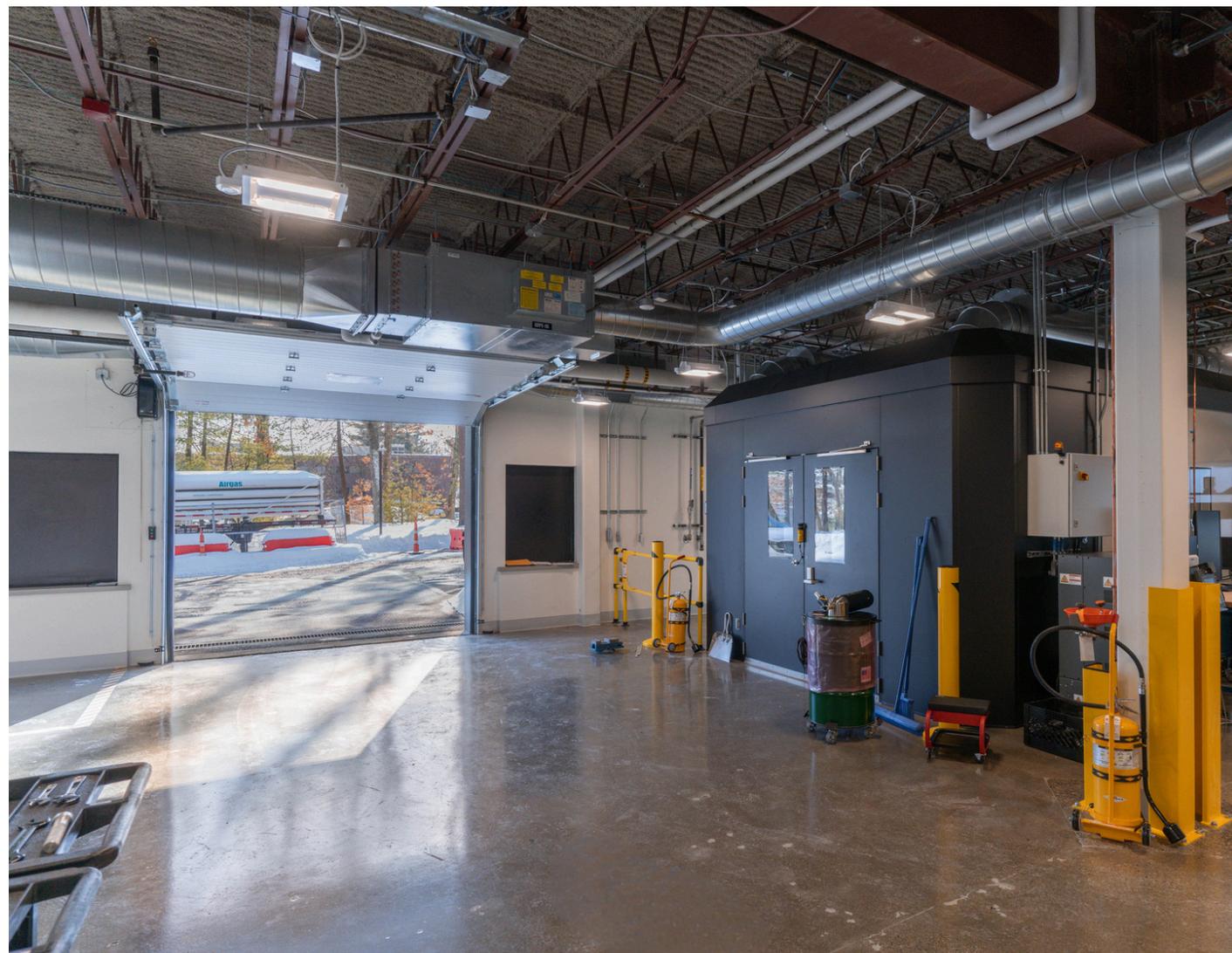


Onsite Fitness Center



Full Service Cafeteria







STAPLES

KOHL'S

Ninety Nine 99 TAVERN
 RESTAURANT & PUB
chili's

OUTBACK

SHOWCASE
 CINEMA DE LUX



110 Grill

SUBWAY

250
 APOLLO DRIVE
 CHELMSFORD, MA



Approximate Drive Times



3 Minutes
1.2 Miles



5 Minutes
1.7 Miles



**North Billerica
Commuter Rail Station**

8 Minutes
3.4 Miles



**Lowell Bus/Commuter
Rail Station**

9 Minutes
4.2 Miles

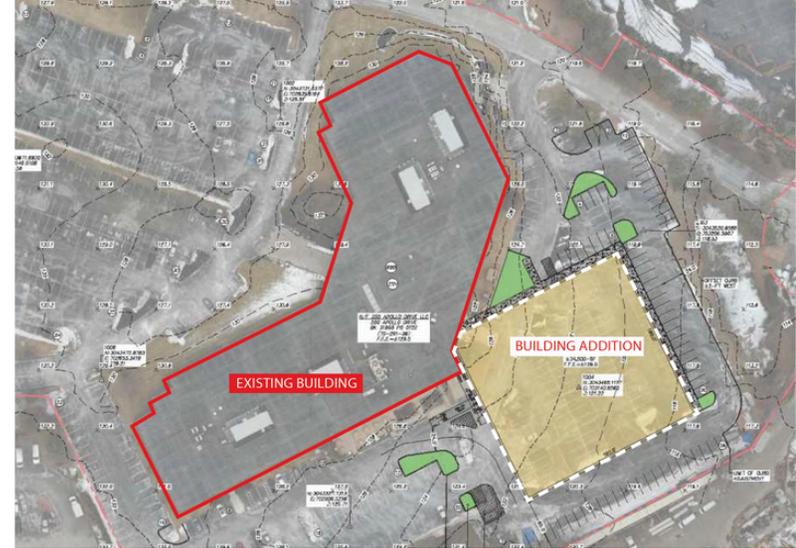


**Boston Logan
International Airport**

35 Minutes
30 Miles

250

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CHELMSFORD, MA



Additionally, planned new construction of up to ±46,000 square feet of warehouse space is available as a build-to-suit opportunity,

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