



Colliers



For Sale

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Colliers
100 Federal Street
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23 Industrial Avenue Chelmsford, MA

10,986 SF Office/Flex Building

Year Built:	2008
Building Size:	10,986 SF 8,386 SF office 2,600 SF warehouse
Stories:	2
Lot Size:	1.5 AC
Clear Height:	20' (warehouse)
Loading:	1 tailboard height loading dock
Parking:	25 spaces
Zoning:	IA (Limited Industrial District)
HVAC:	Packaged units
Water/Sewer:	Town of Chelmsford

Accelerating success.



LOT 208N
PLAT BOOK 180, PAGE 100
TOTAL AREA:
50504 SQ. FEET ±
1.159 ACRES ±
APN: 85_328_3

LOT 312-C
PLAT BOOK 180, PAGE 100
N/F: FINMAR REALTY LLC
20 INDUSTRIAL DRIVE,
CHELMSFORD, MASSACHUSETTS 01752
APN: 85_328_4

LOT 208L
PLAT BOOK 130, PAGE 75
N/F: 25 INDUSTRIAL AVE CHELMSFORD LLC
25 INDUSTRIAL DRIVE,
CHELMSFORD, MASSACHUSETTS 01752
APN: 86_328_11

INDUSTRIAL DRIVE
30' ASPHALT
50' PUBLIC RIGHT-OF-WAY
(BOOK 180, PAGE 100)

NATURAL GROUND

RETAINING WALL

RAMP

ASPHALT

CONCRETE

EDGE LINE OF BOULDERS

UNDERGROUND SYSTEM
BOOK 22176, PAGE 200

DRAINAGE EASEMENT
PLAT BOOK 142, PAGE 47

REBAR

ACCESS

SET MAG-NAIL WITH WASHER

POINT OF CURVATURE

BEARINGS AND DISTANCES:
S 85°19'59" E 340.98'(M&R)
N 04°40'01" E 50.00'
N 45°26'55" W 177.45'(M&R)
S 32°32'49" W 263.45'(M)
S 32°31'00" W 263.45'(P)
N 51°24'52"E, 0.15' FROM POINT OF CURVATURE
ARC: 74.07'(M&R)
BEARING: N 77°37'03" W(M)
CHORD: 73.84'(M)
DELTA: 15°25'55"(M)
RADIUS: 275.00'(M&R)

PS (Proposed Structure) locations:
5 PS
1 PS
23 PS
2 PPS

Other features:
DA (Drainage Area)
BHL (Building Height Limit)
FOUND 5' 9" REBAR

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