

FLEX SPACE FOR LEASE

5005 SF

364 LITTLETON RD, WESTFORD MA

BERNARD GIBBONS, SR. VP
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PROPERTY SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

ABG Commercial has been exclusively retained to offer 5000 square feet of industrial/flex space at 364 Littleton Road Westford MA. The space boasts a thoughtful balance of office, assembly and warehousing capability with two drive-in doors for deliveries. The office area is well appointed with a conference room and lobby seating area as well as a kitchenette. The warehouse area has 18-foot ceilings with potential extra mezzanine storage. The attractively constructed building offers tremendous curb appeal and its location on route 110 is conveniently located to all of the area's ample amenities.

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	154	714
Total Population	98	456	1,943
Average HH Income	\$251,209	\$236,080	\$218,440

PROPERTY HIGHLIGHTS

- Modern industrial/flex space
- High ceilings and ample natural light
- Flexible floor plan options
- Convenient access to major transportation routes
- Two drive-in doors
- Customizable office and warehouse space

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,005 SF
Lot Size:	8.46 Acres
Building Size:	28,500 SF

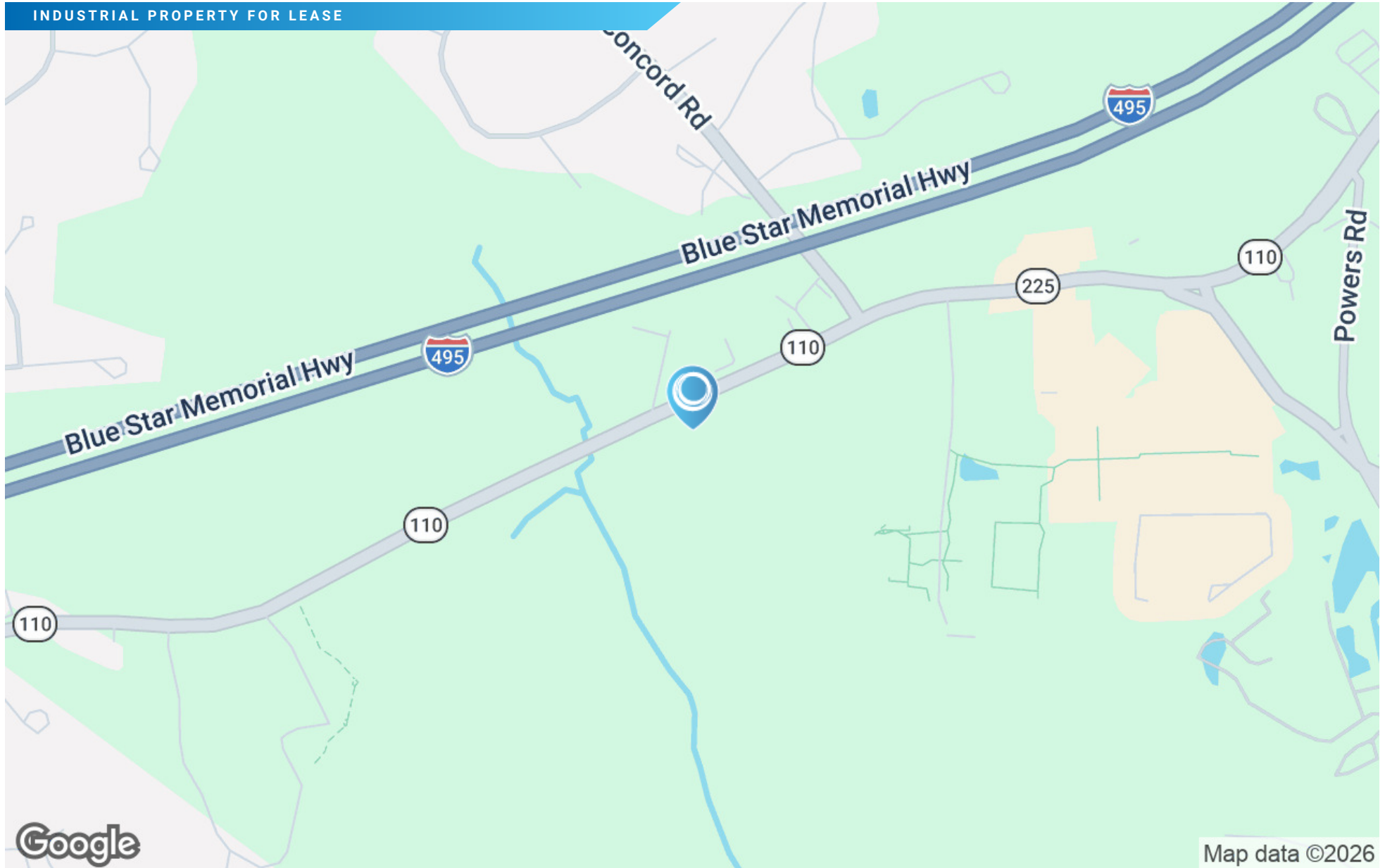
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NASHOBA BROOK PARK - 364 LITTLETON RD, WESTFORD, MA 01886

LOCATION MAP

INDUSTRIAL PROPERTY FOR LEASE



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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE

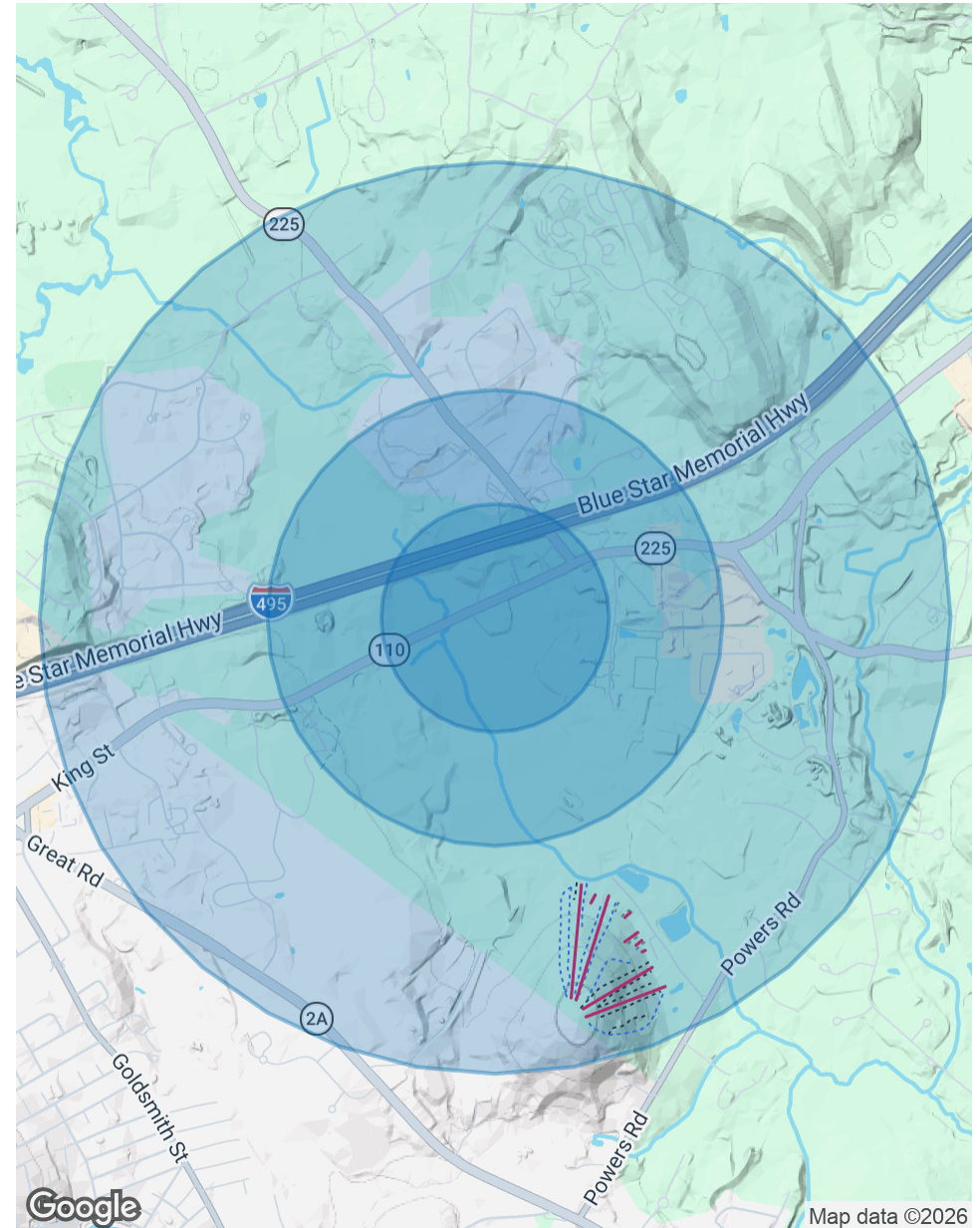
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	98	456	1,943
Average Age	43.4	43.3	43.9
Average Age (Male)	43.7	43.4	44.1
Average Age (Female)	42.8	43.2	44.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	154	714
# of Persons per HH	3.2	3.0	2.7
Average HH Income	\$251,209	\$236,080	\$218,440
Average House Value	\$830,425	\$770,047	\$721,601

2023 American Community Survey (ACS)

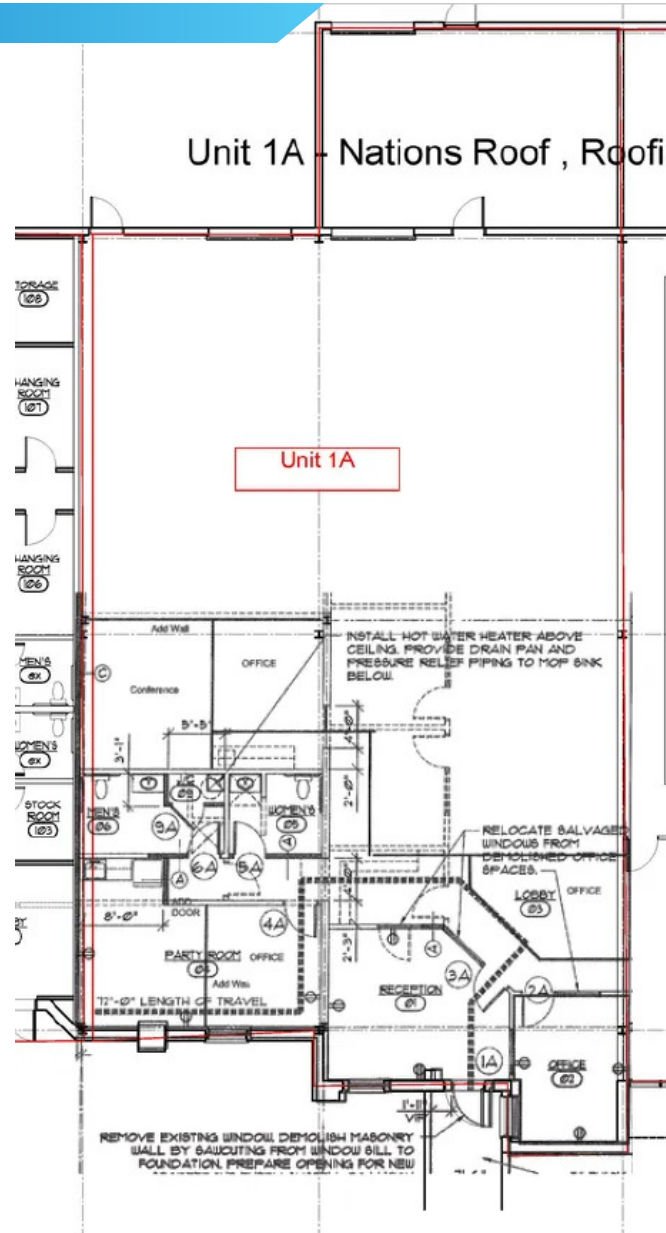


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FLOOR PLAN

INDUSTRIAL PROPERTY FOR LEASE



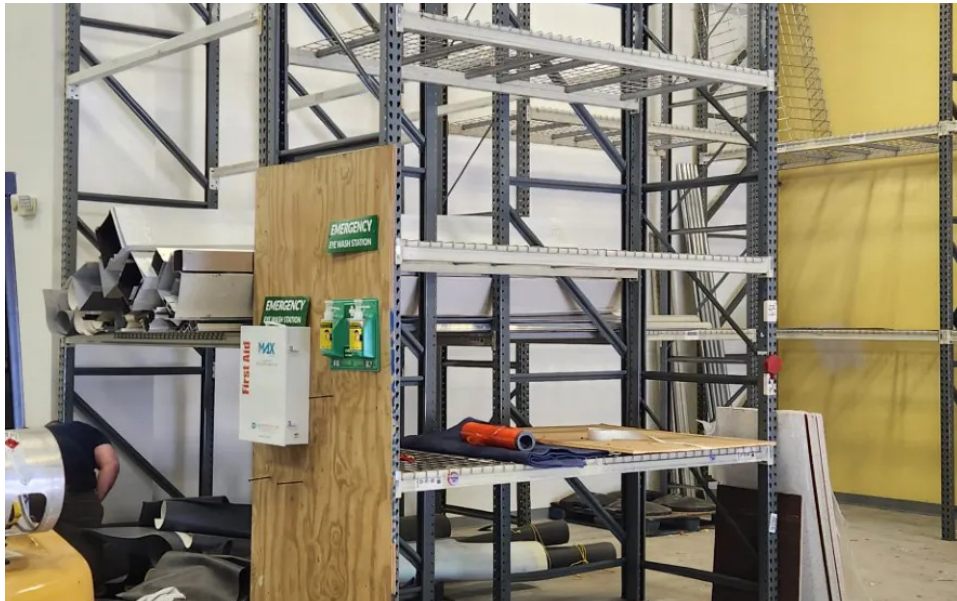
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INTERIOR PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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EXTERIOR PHOTOS

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