

# 55

# KNOX TRAIL *ACTON, MA*



**Unit 401 / 1,200 SF For Lease**





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## PROPERTY DESCRIPTION

Industrial Space for Lease at Knox Trail Unit 401. This industrial space is situated in an industrial park directly off of Route 62, on the Acton/Concord line. It's convenient location provides easy access to Route 2 and 495. The area measures approximately 1,200 square feet and includes an office located at the back. With a drive-in door and ample on-site parking, it is ideal for woodworkers, plumbers, mechanics, and other industrial uses.

## PROPERTY HIGHLIGHTS

- MUNICIPAL WATER AND SEPTIC
- CLEAR SPAM COLUMN SPACING
- PERFECT OPPORTUNITY FOR A SMALL AUTO SHOP, WOODWORKING SHOP OR ANY OTHER TRADESMAN
- 220V 3P POWER
- 3 PARKING SPACES (WITH ADDITIONAL PARKING AVAILABLE IN FRONT OF UNIT)
- EASY ACCESS TO ROUTE 62 AND ROUTE 2
- APPROX. 500 SF OF LOFT SPACE (EXTRA)

## LOCATION DESCRIPTION

Located in the vibrant town of Acton, MA, the area surrounding the location is known for its thriving industrial and manufacturing sector. Acton is home to a dynamic business community along with lush green spaces, providing the perfect blend of work and relaxation. The property is conveniently close to the bustling commercial district and just a short drive from the scenic Nashoba Valley, offering a picturesque backdrop for employees and visitors. Additionally, nearby attractions such as the Discovery Museum and the historic Hosmer House enrich the community with cultural and educational experiences. With its prime location and access to surrounding amenities, Acton is an ideal setting for industrial and manufacturing tenants seeking a dynamic and welcoming environment.

## OFFERING SUMMARY

Lease Rate:	\$3,200.00 per month (Negotiable)
Available SF:	1,200 SF
Building Size:	20,000 SF

### KEITH GURTLE

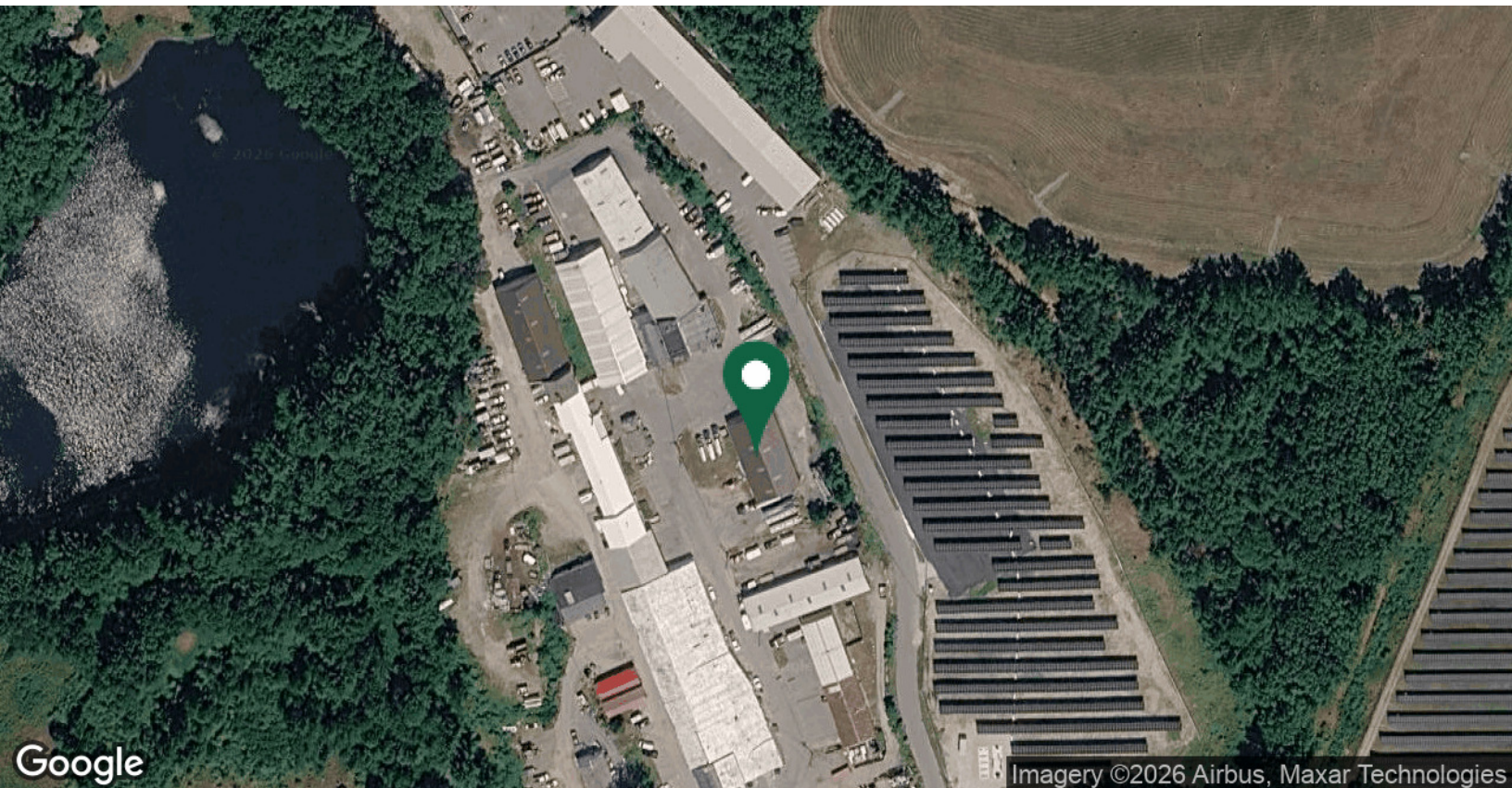
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