

55

KNOX TRAIL *ACTON, MA*



COMMERCIAL
O'BRIEN
PROPERTIES, INC

Unit 401 / 1,200 SF For Lease

55 KNOX TRAIL

55 KNOX TRAIL ACTON, MA



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 SPAN 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

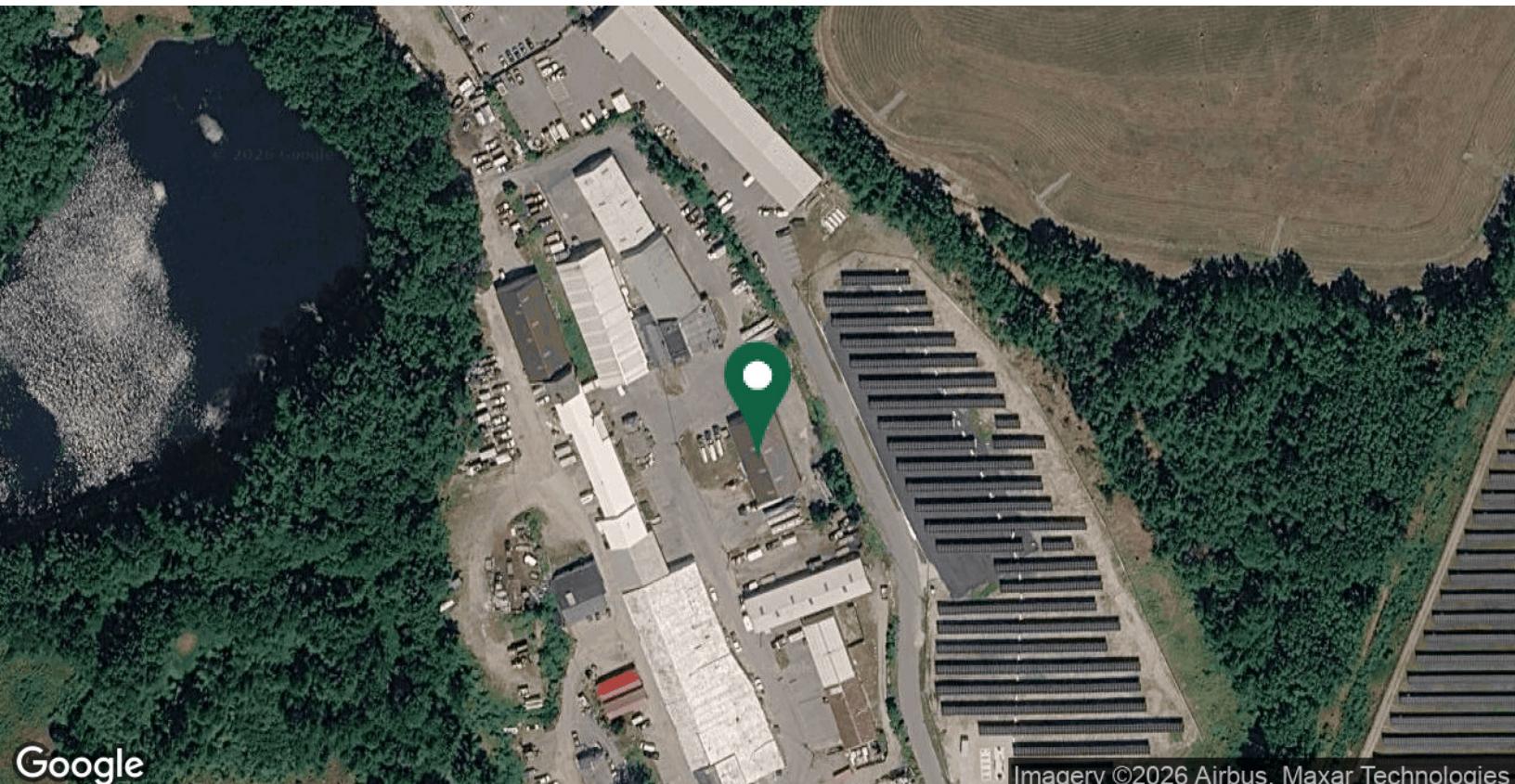
KEITH GURTNER

Senior Consultant
keith@obriencommercial.com
Mobile: 978.346.3098

COMMERCIAL
O'BRIEN
PROPERTIES, INC

55 KNOX TRAIL

55 KNOX TRAIL ACTON, MA



Google

Imagery ©2026 Airbus, Maxar Technologies

KEITH GURTNER

Senior Consultant
keith@obriencommercial.com
Mobile: 978.346.3098

COMMERCIAL
O'BRIEN
PROPERTIES, INC



55 KNOX TRAIL

ACTON, MA



KEITH GURTNER

Senior Consultant
Mobile: 978.346.3098
keith@obriencommercial.com

COMMERCIAL
O'BRIEN
PROPERTIES, INC

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.