

# 6

**WILLOW  
ROAD**

AYER, MA

**INDUSTRIAL  
BUILDING**

32,000 SF/5.93 AC

- 66,000 SF TOTAL
- OFFICE: 155 +/- SQ FT ON MEZZANINE
- TEN (10) LOADING DOCKS
- POWER: 600 AMPS/600 V/3 PHASE

# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

6 Willow Road offers an impressive 66,000 square feet of industrial space. This facility boasts a clear height of 22 feet and provides access to multiple loading docks.

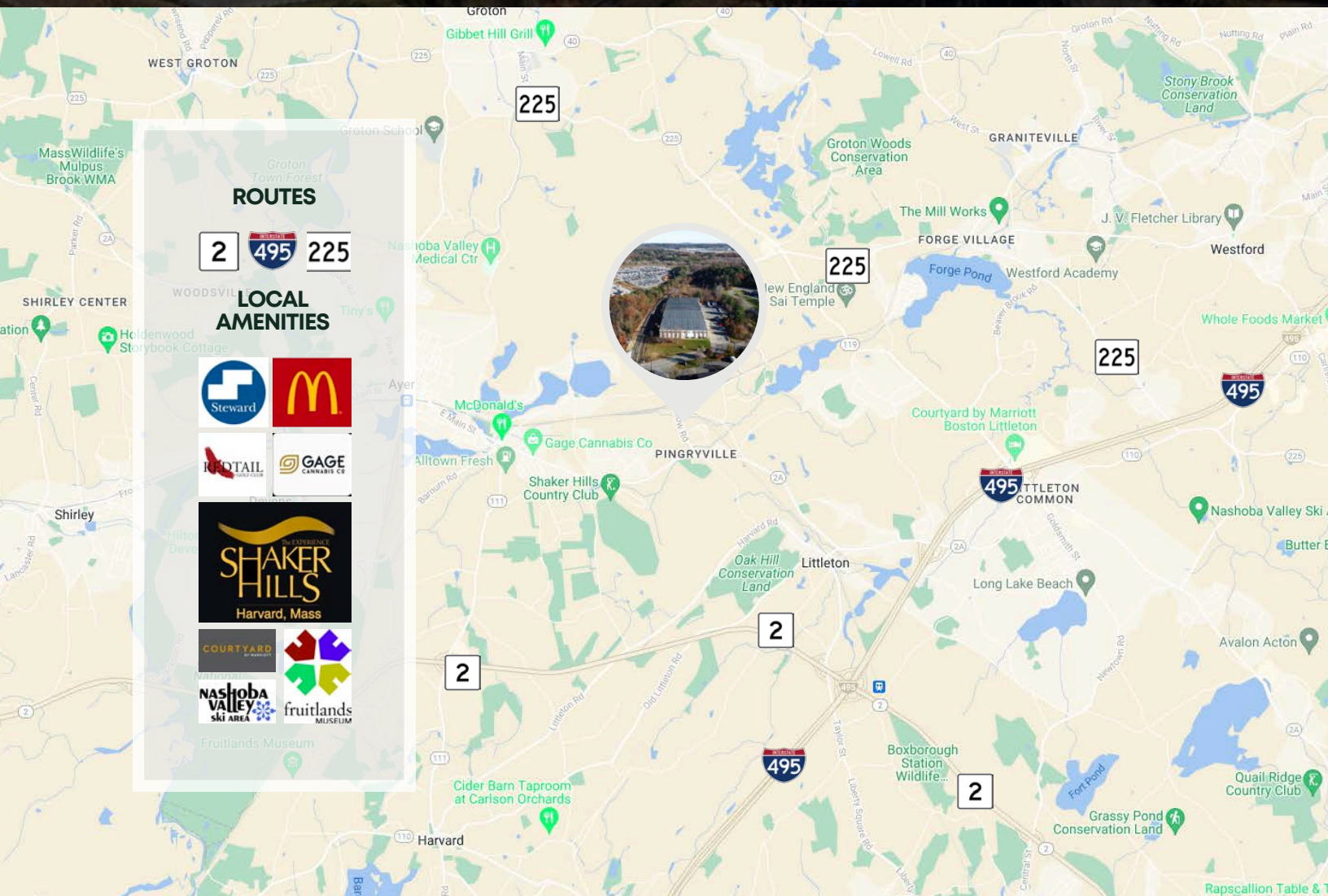
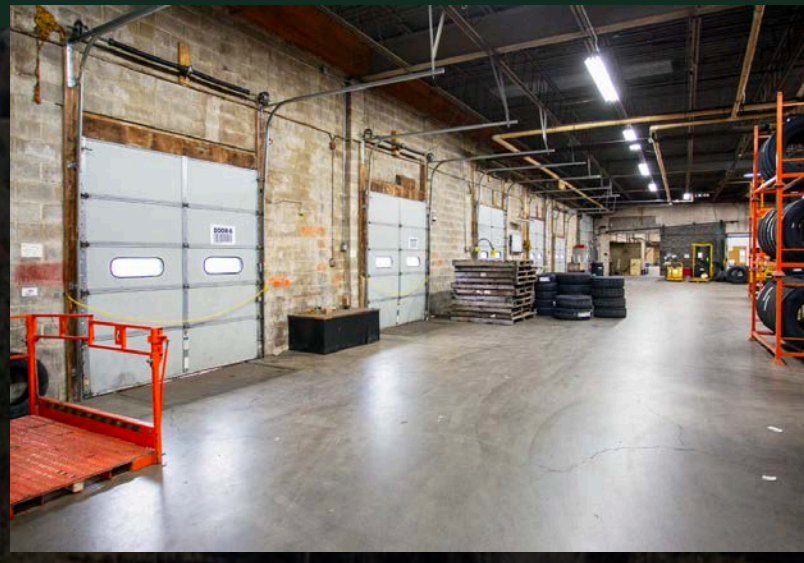
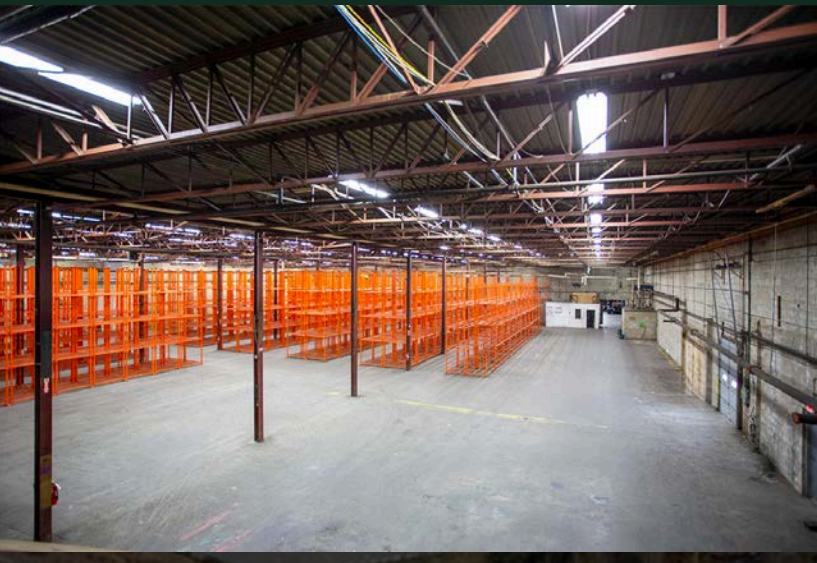
It is conveniently situated just three miles from I-495 and Route 2.



## SPECIFICATIONS

- . Year Built: Approx. 1970
- . Construction: Masonry block/BRICK
- . Heating: Gas Heat in Mezz Office
- . Office: 1500 +/- SQ FT on Mezzanine
- . 66,000 SF Total
- . Fire Safety: Dry Sprinklers System Throughout
- . Parking: Ample
- . Roof: Rubber/Membrane/Under Warranty
- . Warehouse 1: 22' clear height
- . Five (5) 8x10 loading docks
- . Three (3) 8x9 loading docks
- . One 8x8 loading dock
- . One 18x10 loading dock
- . Grade level drive-in: 10x14
- . Utilities: Town Water and Sewer
- . Zoning: Industrial
- . Power: 600 AMPS/600 v/3 Phase

# THE PROPERTY/LOCATION



WAREHOUSE FOR SALE/66,000 SF TOTAL

6

WILLOW  
ROAD  
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INDUSTRIAL  
BUILDING  
32,000 SF/5.93 AC



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