



*Unique Build-to-Suit Opportunity*

**250 APOLLO DRIVE**  
CHELMSFORD, MA

**Up to 110,000 SF Available**  
Office, Warehouse, GMP

# 250 APOLLO DRIVE BUILDING SPECIFICATIONS

**YEAR BUILT:** 1986, reno. 2020

**STORIES:** Two (2)

**PARKING:** 4/1,000 SF

**LOADING:** Two (2) Tailboard (Expandable)

**POWER:** One (1) pad mounted transformer;  
3,000 amp, 480/277 volt,  
3 phase, 4 wire



**BUILDING SIZE:**

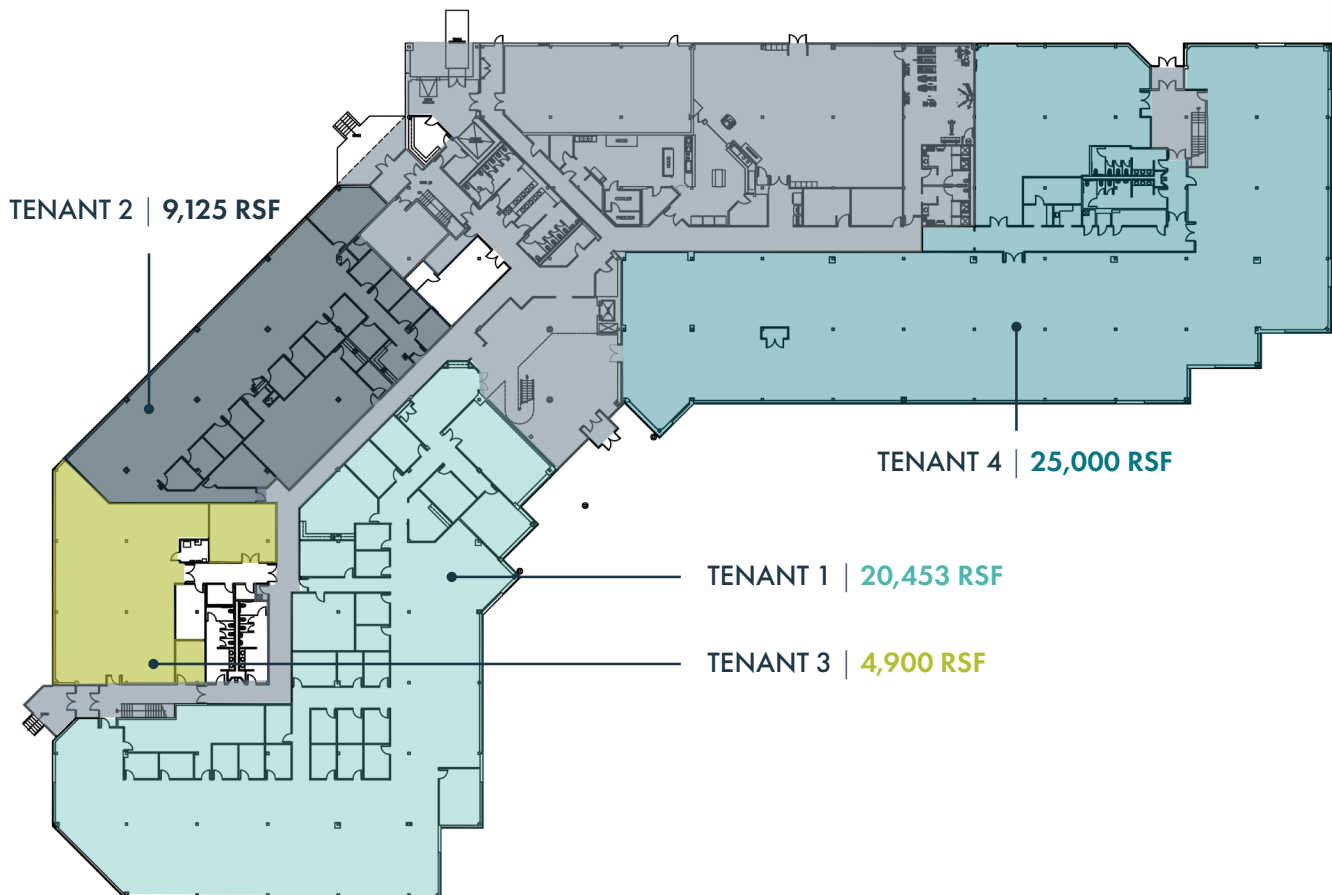
143,215 SF



**AVAILABLE SF:**

Floor 1:  
4,900 - 60,000 SF

## EXISTING BUILDING AVAILABILITY





## BUILDING AMENITIES



Full-service cafeteria with capacity of  $\pm 450$  seats



Fitness Center



Outdoor Patio



Security parking, Win-Pak card access system

# 250 APOLLO DRIVE | SITE PLAN



# 250 APOLLO DRIVE | NEW CONSTRUCTION PLANS & SPECIFICATIONS

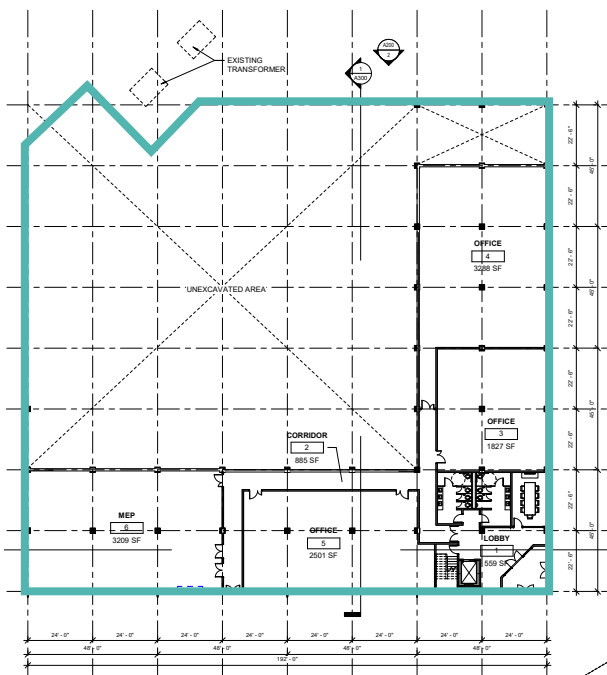
**TOTAL SF**  
± 46,000 RSF

**BAY SPACING**  
45' X 48'

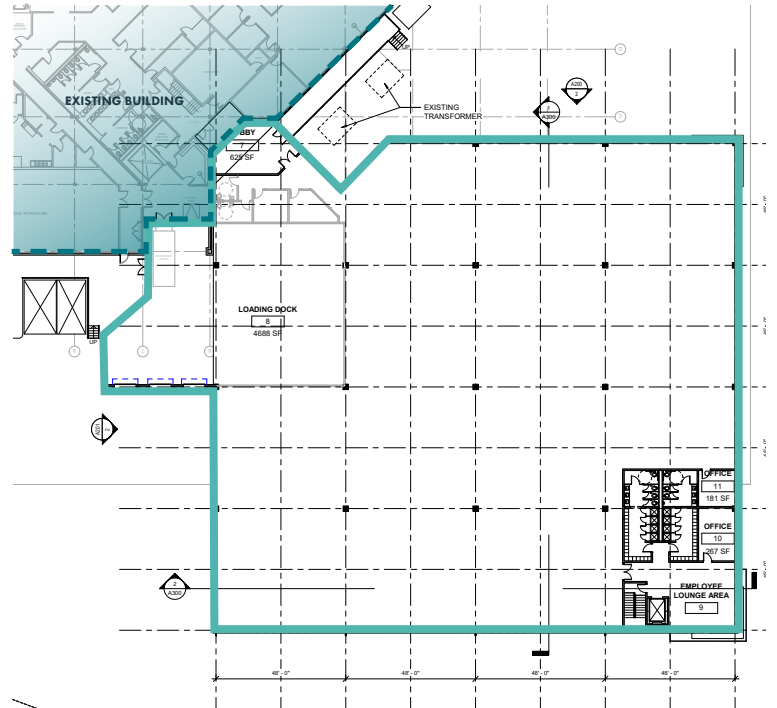
**HIGH BAY**  
25' Clear

**POWER**  
2500 Amp @ 480/277 3 phase

FLOOR 1 : 11,384 RSF



FLOOR 2 : ±34,560 RSF



# LOCATION OVERVIEW

## Access



**3.4 Miles**  
to North Billerica Commuter Rail Station



**4.2 Miles**  
to Lowell Bus/Commuter Rail Station



**Close proximity**  
to I-495 & Route 3



**30 Miles**  
to Logan International Airport

## Area Amenities



Ample **Restaurants** in the Area



Several **Hotel** Options Nearby



**Daycare** Nearby




250 APOLLO DRIVE


**PRESSED**  
 CAFE



**CORPORATE NEIGHBORS**



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## CONTACT US TO ARRANGE A TOUR

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