

# 238 LITTLETON ROAD *WESTFORD, MA*



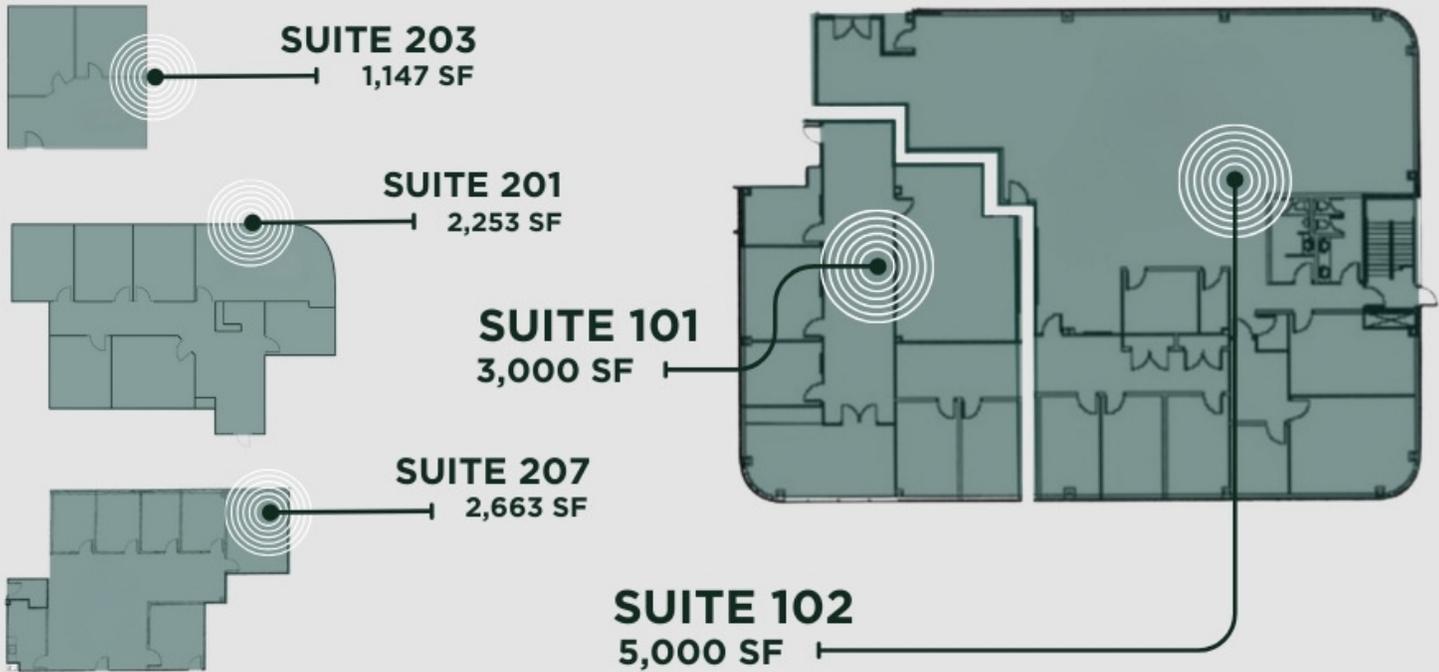
COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

**1,147 - 5,000 SF For Lease**



# 238 LITTLETON RD

238 LITTLETON RD WESTFORD, MA



## PROPERTY DESCRIPTION

238 Littleton Road is a two-story office and flex building encompassing approximately 49,386 square feet on a 5.96-acre lot. Constructed in 1988, the property is zoned Commercial Highway (CH), accommodating a variety of uses including office, light manufacturing, R&D, education, and general services. Strategically located along Route 110, it offers immediate access to Exit 83 off I-495 and is less than a mile from Westford's town center, providing tenants with convenient connectivity and proximity to local amenities.

## PROPERTY HIGHLIGHTS

- Year built: 1988 // Size: 49,386 SF // Land: 5.96 AC
- Prominent Signage Available
- Power: 1,200A, 480/277v 3-phase
- Sprinkler: Wet system // Clear Height: 10' to slab
- Loading: Two (2), dock height
- Availability: 4 office and flex suites

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,147 - 5,000 SF
Lot Size:	5.96 Acres
Building Size:	49,444 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 101	Negotiable	3,000 SF
Suite 102	Negotiable	5,000 SF
Suite 201	Negotiable	2,253 SF
Suite 203	Negotiable	1,147 SF
Suite 207	Negotiable	2,663 SF

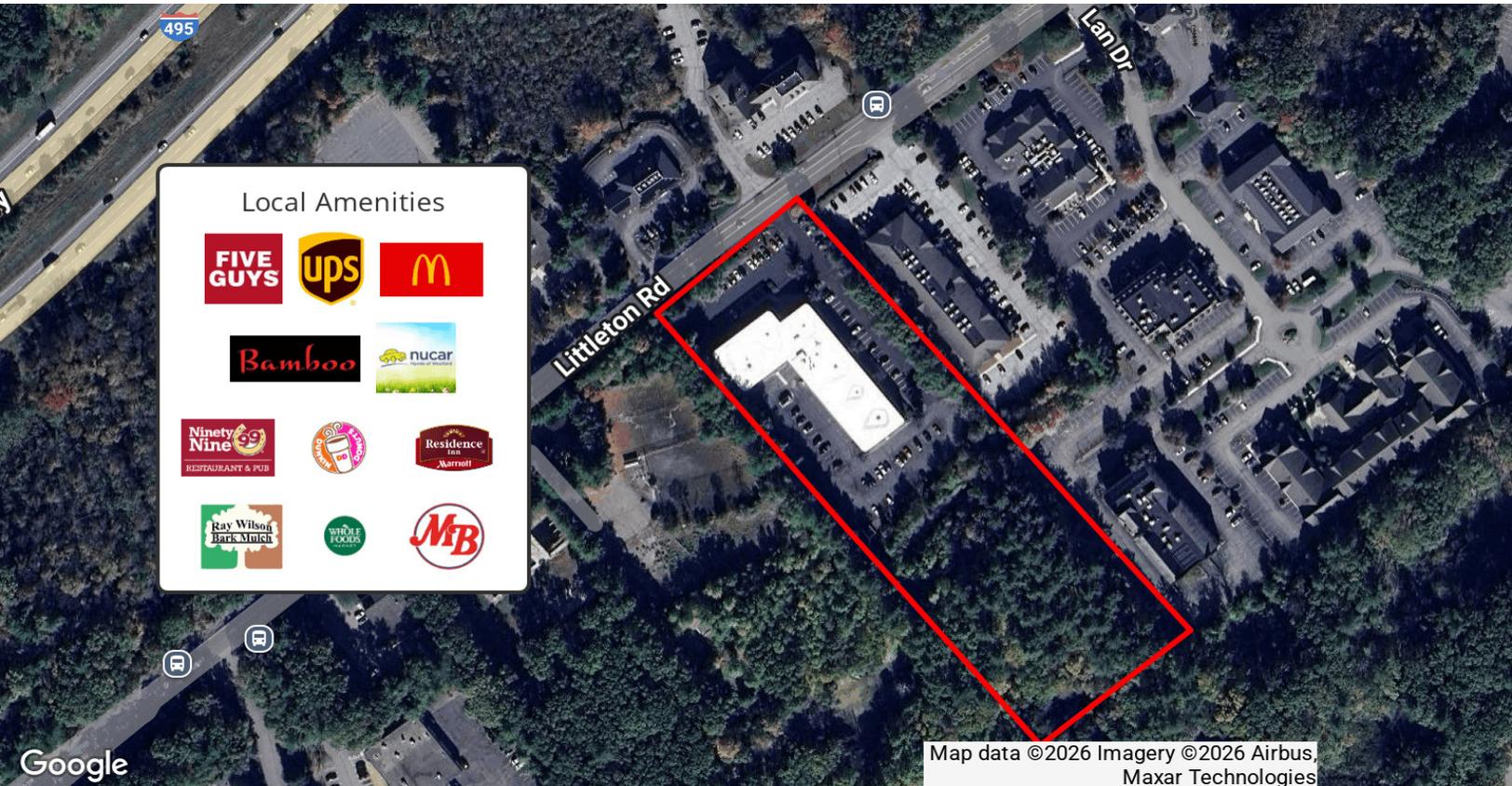
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	107	602
Total Population	88	314	1,689
Average HH Income	\$245,715	\$248,450	\$234,452

### ROB MCGARRY

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# PROPERTY / LOCATION

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