



FOR SALE

650 MASSACHUSETTS AVE




Boxborough, MA

- **3,000** Square Feet
- Office & Warehouse

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Property Overview

650 Massachusetts Avenue presents a rare opportunity to acquire a versatile 3,000 SF property on 1.72 acres in the highly accessible Boxborough market. The site features two structures: a 2,000 SF office building suitable for professional, medical, or service-oriented users, and a 1,000 SF warehouse ideal for storage, light industrial operations, or contractor use.

Strategically located just 2 miles from I-495 and under 3 miles from Route 2, the property offers excellent regional connectivity, with drive times of approximately 7 minutes to I-495 and less than 10 minutes to Route 2. This prime location allows for seamless access to the Greater Boston area, Worcester, and southern New Hampshire markets.

With its ample land area, the property provides abundant on-site parking, room for outdoor storage or expansion, as well as flexibility for a variety of business uses. Municipally owned Littleton Electric Light Department services the site, offering reliable and cost-efficient utilities.

Property Specifications

BUILDING 1: OFFICE

Year Built: 1929

Total Building Size: 2,000 SF

BUILDING 2: WAREHOUSE

Year Built: 1929

Total Building Size: 1,000 SF

Loading Access: 1 Drive-In Door

Zoning: Business District (B)

Total Lot Size: 1.72 acres

Total Space: 3,000 RSF

Heat: Gas

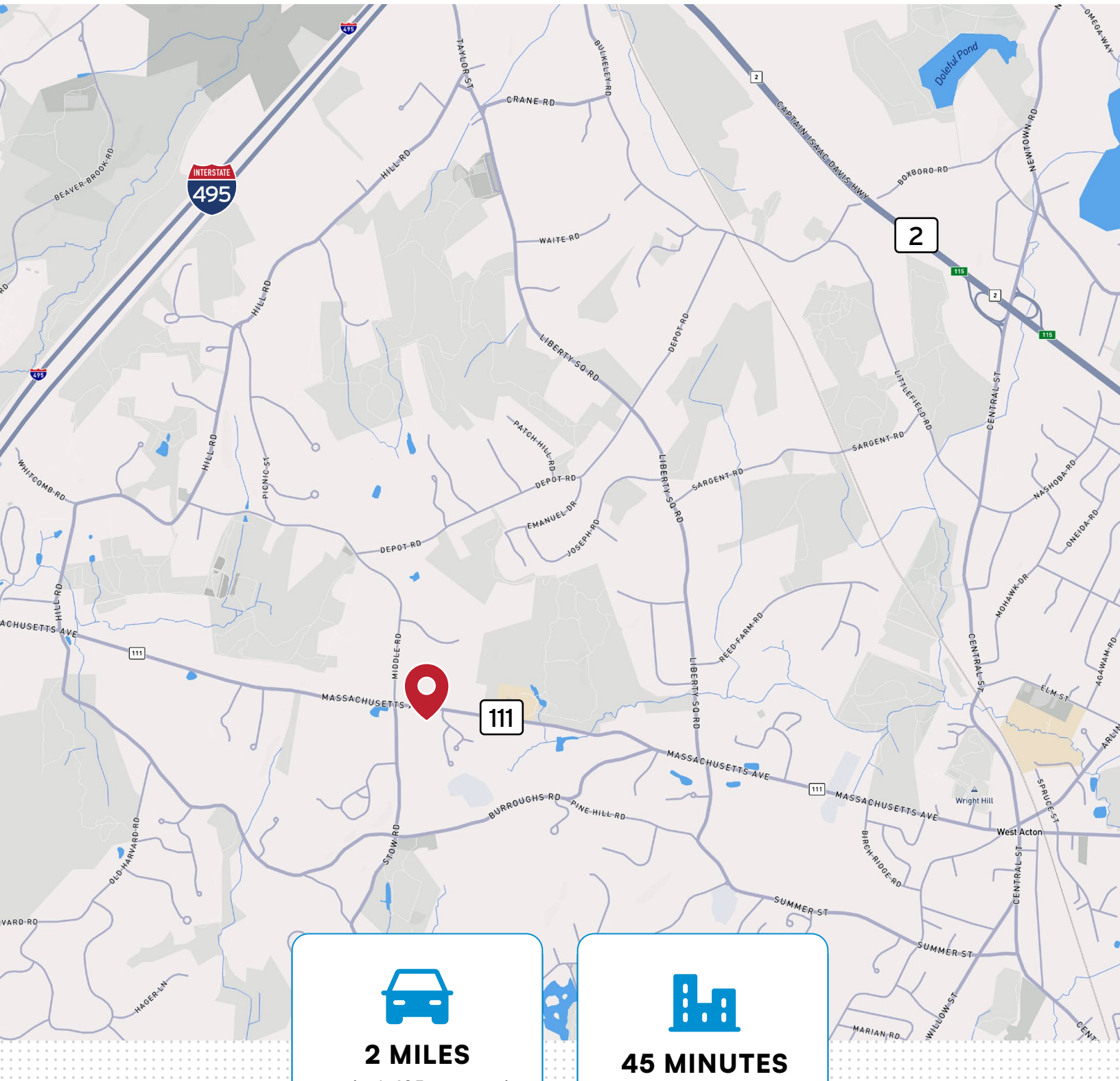
Sewer: Septic

Water: Well

Electricity: Municipal

Key Features

- 3,000 SF total (2,000 SF office + 1,000 SF warehouse)
- 1.72-acre lot with parking and expansion potential
- Proximity to Route 2 & I-495 for excellent regional access
- Flexible layout to accommodate multiple business needs



2 MILES

to the I-495 ramp and
<3 miles to Route 2



45 MINUTES

to Downtown Boston

Area Highlights

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.