

# 6

**WILLOW  
ROAD**  
AYER, MA

## **INDUSTRIAL BUILDING**

- . 67,590 SF TOTAL | 5.93 ACRES
- . OFFICE: 1550 +/- SQ FT ON MEZZANINE
- . TEN (10) LOADING DOCKS
- . POWER: 600 AMPS/600 V/3 PHASE



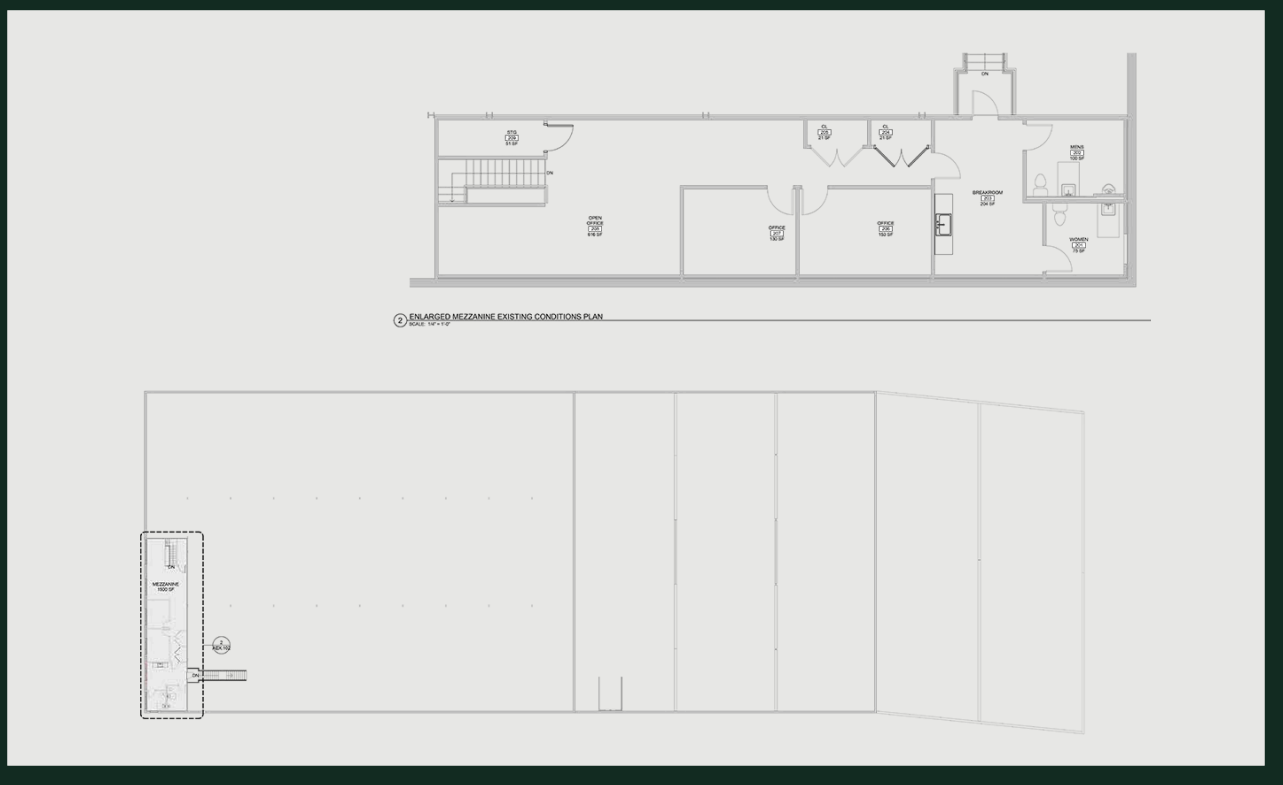


# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

6 Willow Road offers an impressive 67,590 square feet of industrial space. This facility boasts a clear height of 22 feet and provides access to multiple loading docks.

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

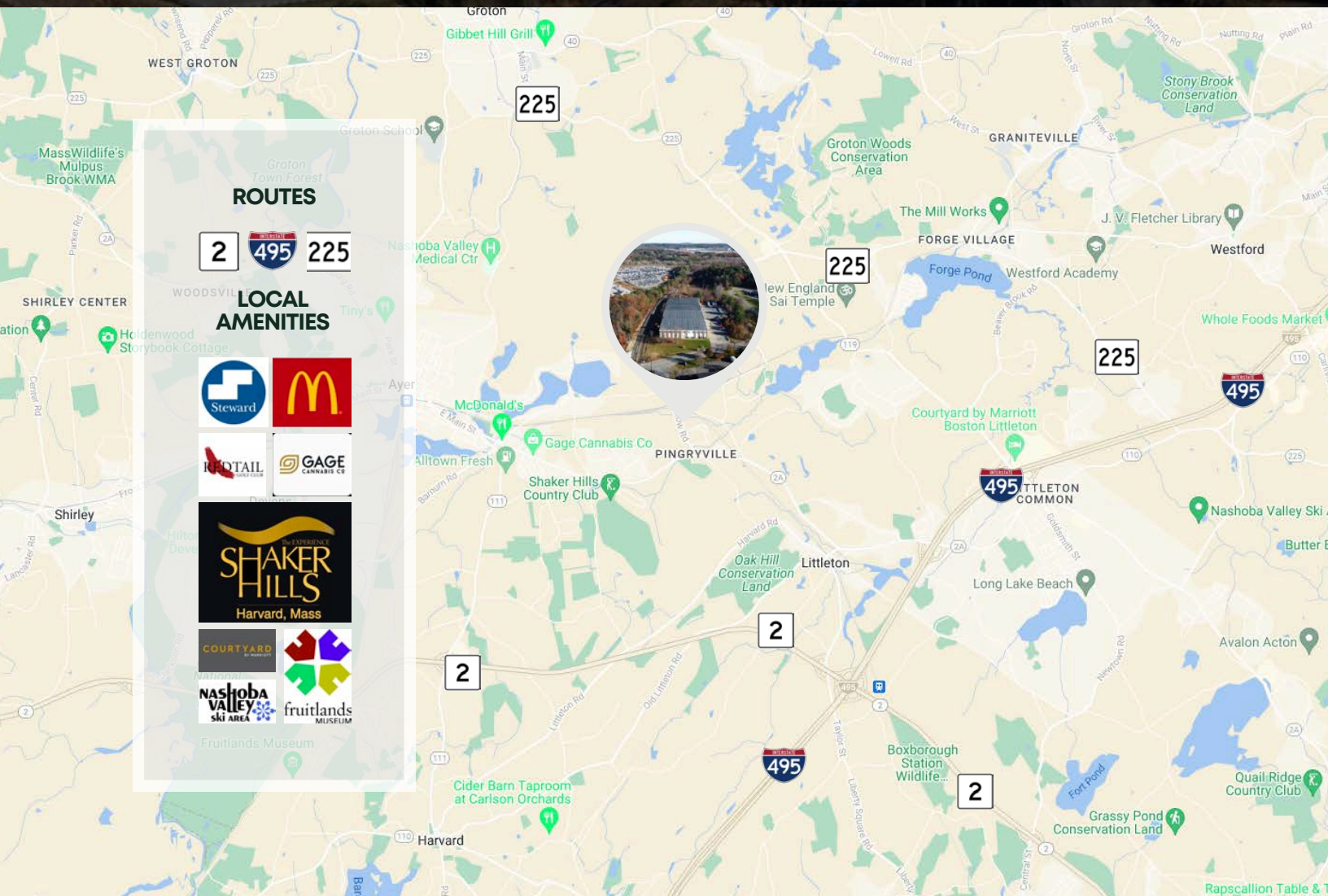
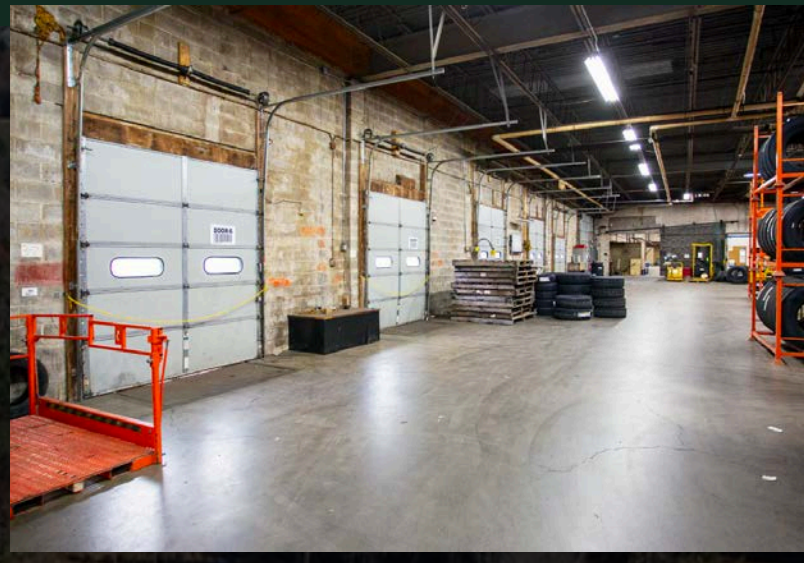


## SPECIFICATIONS

- . Year Built: Approx. 1970
- . Construction: Masonry block/BRICK
- . Heating: Gas Heat in Mezz Office
- . Office: 1500 +/- SQ FT on Mezzanine
- . 67,590 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



**ROUTES**

2 495 225

**LOCAL AMENITIES**

Steward  
McDonald's  
FOOTAIL  
GAGE CANNABIS CO  
SHAKER HILLS Harvard, Mass  
COURTYARD  
NASHOBA VALLEY SKI AREA  
fruitlands MUSEUM

WAREHOUSE FOR SALE / 67,590 SF TOTAL



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COMMERCIAL  
**O'BRIEN**  
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