



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 52,450 SF FLEX/LIGHT MANUFACTURING BUILDING

- 47,100 SF Total Available
- Subdivides to 14,700 SF
- 12'3" Clear Height
- 100% AC

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

52,450 SF Flex/Light Manufacturing Building. 7 Stuart Road in Chelmsford offers up to 47,100 square feet of high-quality flex/manufacturing space. The building is fully air-conditioned with 3,600 amps of power, three loading docks, and flexible layouts that subdivides to 14,700 square feet. Less than a mile from Route 3 and 25 miles from Boston, it provides exceptional access in a premier industrial park.

PROPERTY HIGHLIGHTS

- 47,100 SF Available
- 6,500 SF of Office/Flex on the Second Floor Available
- Less than 1 mile from Route 3

SUBDIVIABLE	AVAILABLE	UNIT 1	UNIT 2
Square Foot:	47,100	25,900	14,700
Clear Height:	12'3"	12'3"	9'9"
Loading Docks:	3	1	2
Office Space:	6,500 SF	Subdividable:	3,250 SF

PROPERTY SPECIFICATIONS

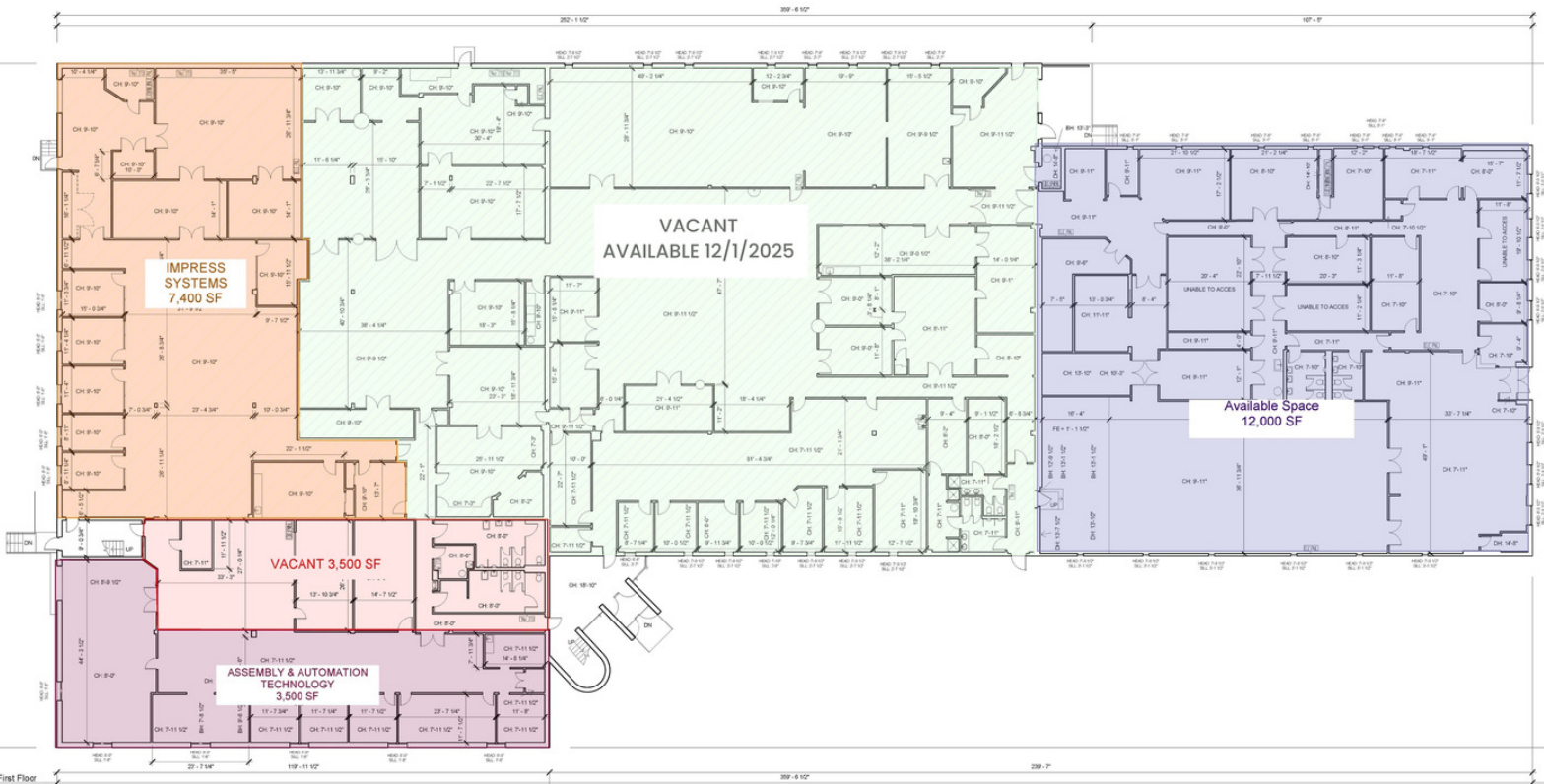
Building Size:	54,000 SF
Available:	47,100 SF
Lot Size:	4.8 Acres
Power:	3,600 Amps
Unit 1 Clear Height:	12'3"
Unit 2 Clear Height:	9'9"
Lease Rate:	\$13.95 NNN
NNN:	\$2.92/SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685





2 Second Floor
Scale: 1" = 12'-0"



1 First Floor
Scale: 1" = 12'-0"

HIGHWAY PROXIMITY

	2.5 MILES 5 MINUTES		10.5 MILES 15 MINUTES
	0.8 MILES 3 MINUTES		11 MILES 15 MINUTES

DRACUT

113

LOWELL

RETAIL AREA



INTERSTATE 495

NORTH CHELMSFORD

RETAIL AREA



CHELMSFORD

3



7 STUART RD
CHELMSFORD, MA

RETAIL AREA



SOUTH CHELMSFORD

3

INDUSTRIAL AREA



BILLERICA

CARLISLE

3

25 MILES TO BOSTON



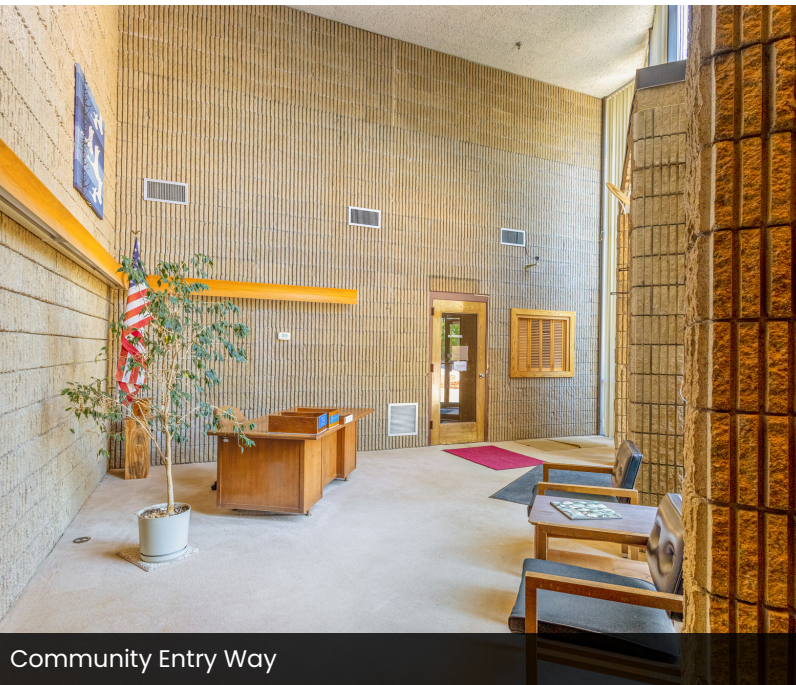
ADDITIONAL PHOTOS



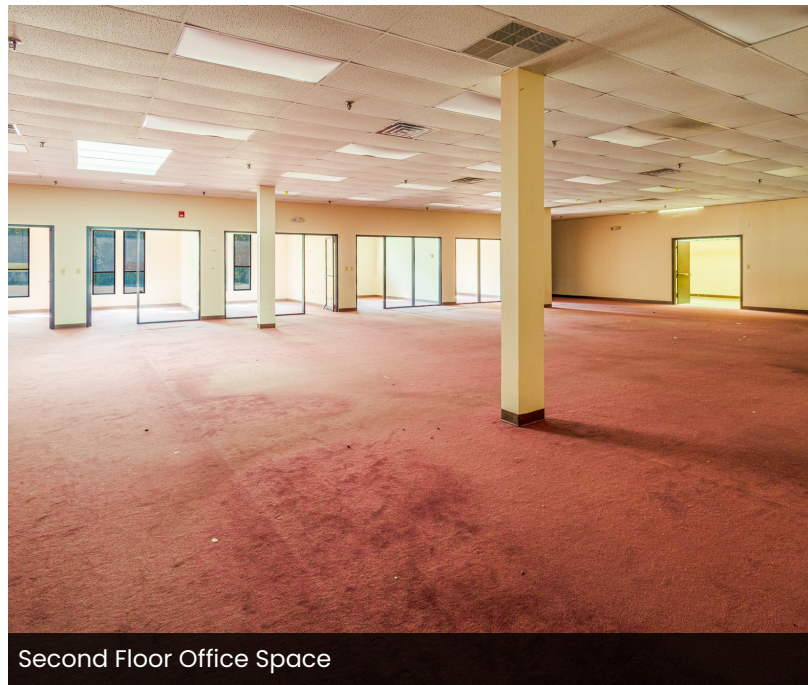
Unit 1



Unit 1 Warehouse Space



Community Entry Way



Second Floor Office Space



Unit 2



Unit 2

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