

# FOR LEASE



**20,000 - 57,913 SF**  
(SUBDIVIDABLE)



**100 DISCOVERY WAY | Acton, MA (Route 2)**

*Manufacturing • Flex • Office • Warehouse*

For Leasing Information:

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**C**  
CAPITAL GROUP  
PROPERTIES

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Two-story 100,000 SF Manufacturing, Distribution, and Office building conveniently located on Route 2, with easy accessibility to both Interstate 495 and Route 128.

## LEASING SUMMARY

**Lease Rate:** Market

## AVAILABLE SPACE

<b>1st FLOOR</b>	Suite 100: 37,000 SF
	Suite 300: 20,000 SF

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
<b>Total Households:</b>	14,546	26,530	97,956
<b>Total Populations:</b>	38,910	70,602	260,771
<b>Average Household Income:</b>	\$169,295	\$173,874	\$163,086

## PROPERTY SPECIFICATIONS

<b>Clear Height</b>	18'
<b>Zoning</b>	Office Park 2
<b>Construction</b>	Steel frame with red brick veneer & ribbon windows
<b>Sprinklers</b>	Wet
<b>Loading</b>	3 Loading Docks
<b>Column Spacing</b>	40' x 40'
<b>Parking</b>	3.5 / 1,000 SF
<b>Lot Size</b>	14.48 Acres
<b>Electrical</b>	3,000 amp 480/277 volt, 3-phase
<b>HVAC</b>	100% Air conditioned-RTU
<b>Utilities</b>	<u>Electricity</u> : Eversource <u>Gas</u> : National Grid <u>Water</u> : Town <u>Septic</u> : Private

## LOCATION MAP



# 100 DISCOVERY WAY

**ACTON, MA**

FOR LEASE | 19,775 - 57,913 SF  
WAREHOUSE / MANUFACTURING / OFFICE BUILDING

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