

19 ALPHA ROAD



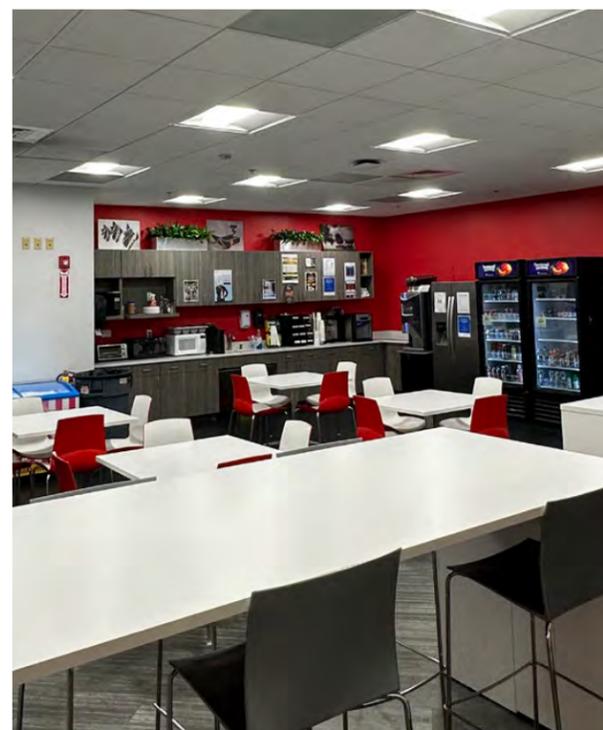
21 ALPHA ROAD



19 & 21  
ALPHA

OFFICE/FLEX SPACE  
11,411 - 66,591 SF AVAILABLE  
*Chelmsford, MA*





**2 OFFICE/FLEX  
BUILDINGS  
EASY TO SUBDIVIDE**

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**11,411 - 66,591 SF AVAILABLE**

**19 & 21  
ALPHA**



WITHIN  
**ONE MILE:**

**13**   
RESTAURANTS

**11**   
COFFEE SHOPS

**15**   
BARS

**7**   
FITNESS CENTERS

**3**   
HOTELS

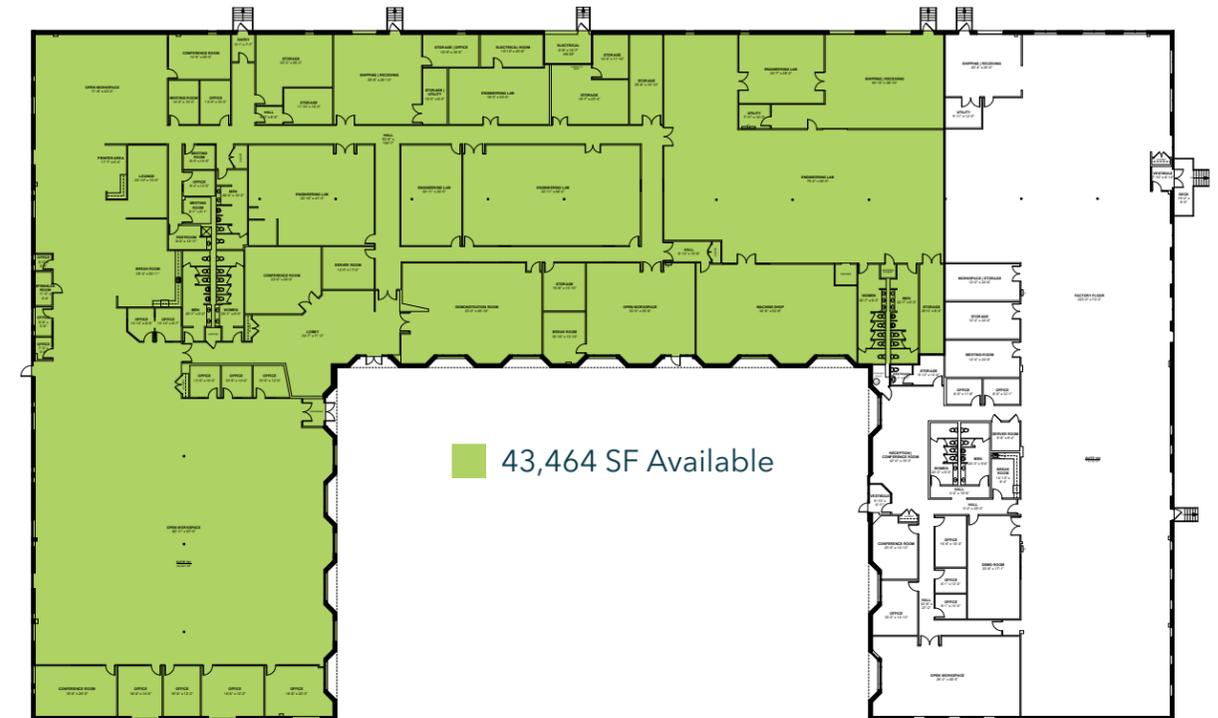


# BUILDING SPECIFICATIONS

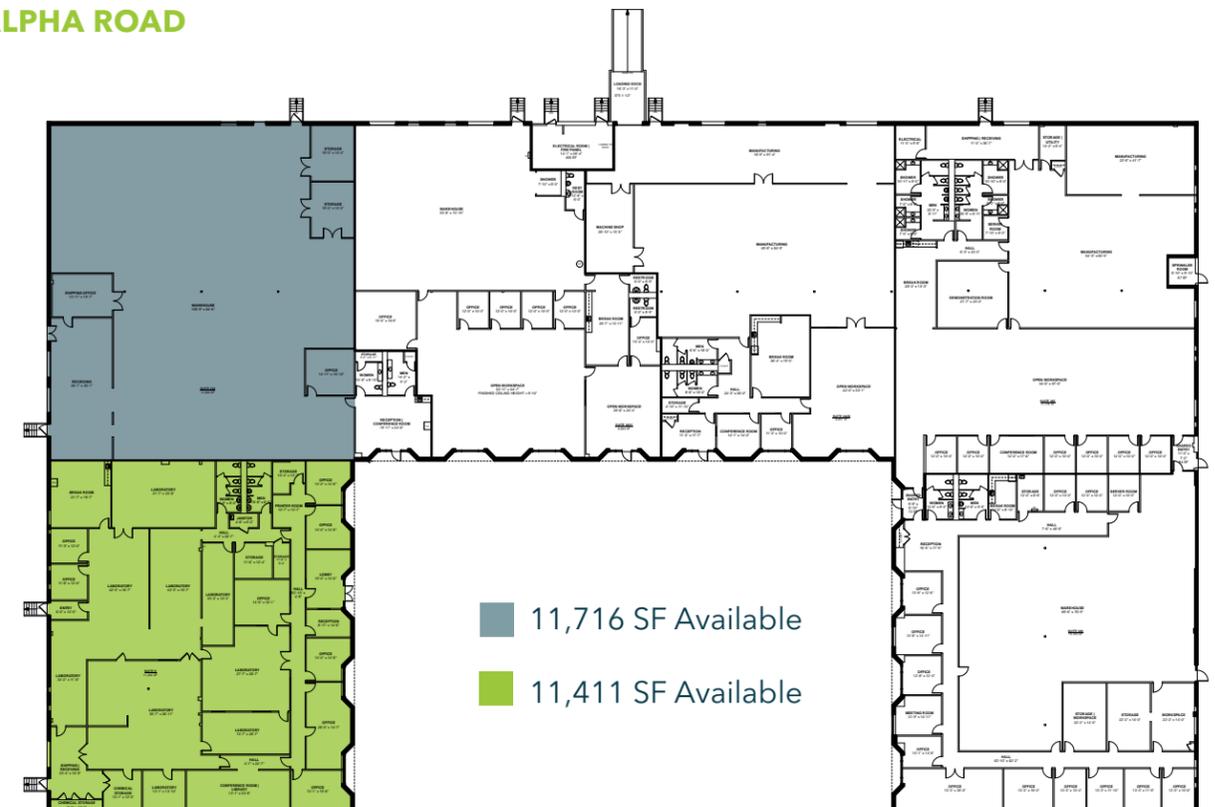
<b>BUILDING AREA</b>	19 Alpha Road: 63,220 SF 21 Alpha Road: 64,250 SF
<b>BUILDING SIZE</b>	127,470 SF
<b>PROPERTY TYPE</b>	Office/Flex
<b>STORIES</b>	1
<b>YEAR BUILT</b>	1980
<b>LAND AREA</b>	19 Alpha Road: 6.366 Acres 21 Alpha Road: 5.504 Acres
<b>PARKING</b>	3.85 / 1,000 SF
<b>EXTERIOR</b>	Steel frame construction, combination brick (front) and concrete block (rear & sides) exterior
<b>FOUNDATION</b>	Concrete slab-on-Grade
<b>ROOF</b>	Ballasted Carlisle membrane system over steel roof deck
<b>CLEAR HEIGHT</b>	14' to joist
<b>COLUMN SPACING</b>	19 Alpha Road: 28'W x 50'D 21 Alpha Road: 25'W x 55'D
<b>LOADING CONFIGURATION</b>	A mixture of dock height and grade-level loading available Additional loading docks can be created
<b>WINDOWS</b>	Insulated bronze-tinted glass in aluminum frames
<b>DOORS</b>	Tempered storefront glass with anodized aluminum framing
<b>WATER/SEWER</b>	Town of Chelmsford
<b>ELECTRIC</b>	National Grid
<b>GAS</b>	National Grid
<b>FIBER</b>	Verizon
<b>POWER</b>	2000 Amps at 208/120V, three phase via a pad mounted transformer located in the rear of the building
<b>LIGHTING</b>	Combination flush mounted and recessed fluorescent light fixtures
<b>HVAC</b>	Roof-mounted gas-fired Packaged HVAC Units
<b>SPRINKLER</b>	100% Wet
<b>GENERATOR</b>	19 Alpha Road: 140 kVA natural gas fed emergency generator with capacity for tenant use

## FLOOR PLANS

### 19 ALPHA ROAD



### 21 ALPHA ROAD



## FOR MORE INFORMATION PLEASE CONTACT:

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