

81 APSLEY ST . HUDSON, MA

# 81 APSLEY STREET

## 81 APSLEY STREET

DEVELOPMENT OPPORTUNITY  
STEPS FROM DOWNTOWN

HUDSON, MA



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O'BRIEN COMMERCIAL PROPERTIES  
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81 APSLEY ST . HUDSON, MA

# PROPERTY INFORMATION

SECTION 1



O'BRIEN COMMERCIAL PROPERTIES  
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### EXECUTIVE SUMMARY

Discover an exceptional development opportunity at this prime property in Hudson, MA. The property's location provides access to a thriving commercial environment, boasting a large variety of amenities, and strategic proximity to I-495. Sitting on 4.53 acres, 81 Apsley presents a wonderful opportunity for multifamily development.

### PROPERTY HIGHLIGHTS

- ± 175,000 SF above grade on 4.53 AC total.
- Flexible floorplans approximately 60'- 65' in width with classic historic mill window line. Flush with natural light.
- Existing elevator core and three (3) existing stairwells, ideal for means of ingress/egress requirements.
- Two (2) striped parking lots included in sale package. Ample parking for development.
- Three (3) blocks from vibrant downtown Hudson and directly adjacent to the public Rail Trail.
- Hudson, MA given award for "Best Main Street in America" in 2021, a national recognition for revitalization, walkability, and overall quality.

### OFFERING SUMMARY

Sale Price:	Upon Request
Building Size:	± 216,000 SF Total
Building Lot:	2.76 AC
Parking Lot A:	0.43 AC
Parking Lot B:	1.34 AC
Elevators:	One (1)
Stairwells:	Three (3)
Distance from I-495:	1.9 miles
Utilities:	City Sewer, Gas, and Water

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,649	11,254	29,619
Total Population	8,501	28,022	74,050
Average HH Income	\$114,481	\$141,497	\$138,994

81 APSLEY ST . HUDSON, MA

# PHOTO GALLERY

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SECTION 2



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81 APSLEY ST HUDSON, MASSACHUSETTS

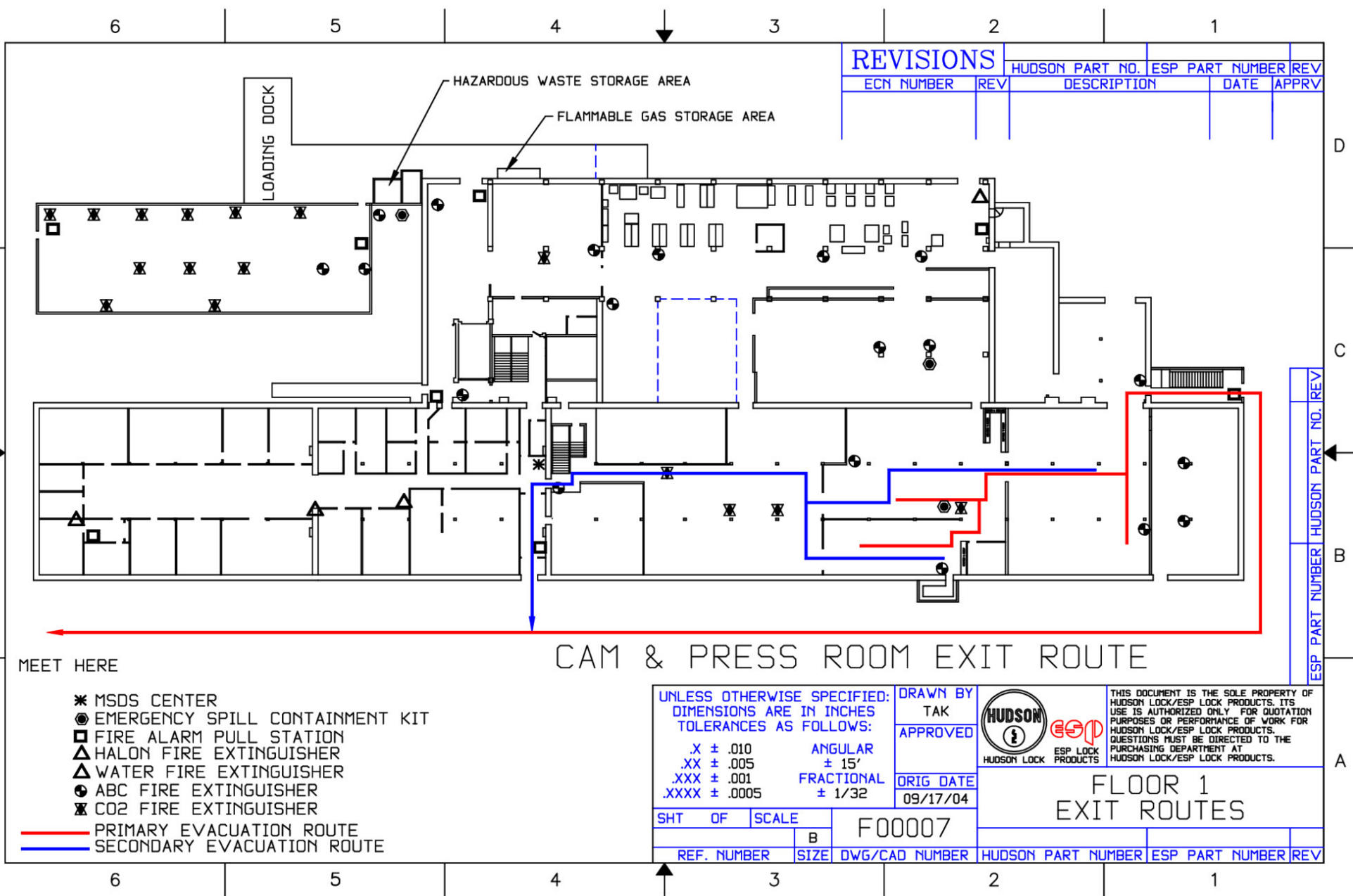
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# FLOOR PLANS & SITE PLAN

SECTION 3



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REVISIONS		HUDSON PART NO.	ESP PART NUMBER	REV
ECN NUMBER	REV	DESCRIPTION	DATE	APPRV

ESP PART NUMBER	HUDSON PART NO.	REV

MEET HERE

CAM & PRESS ROOM EXIT ROUTE

- \* MSDS CENTER
- EMERGENCY SPILL CONTAINMENT KIT
- FIRE ALARM PULL STATION
- △ HALON FIRE EXTINGUISHER
- ▲ WATER FIRE EXTINGUISHER
- ⊙ ABC FIRE EXTINGUISHER
- ⊗ CO2 FIRE EXTINGUISHER
- PRIMARY EVACUATION ROUTE
- SECONDARY EVACUATION ROUTE

UNLESS OTHERWISE SPECIFIED:  
 DIMENSIONS ARE IN INCHES  
 TOLERANCES AS FOLLOWS:

.X ± .010	ANGULAR
.XX ± .005	± 15'
.XXX ± .001	FRACTIONAL
.XXXX ± .0005	± 1/32

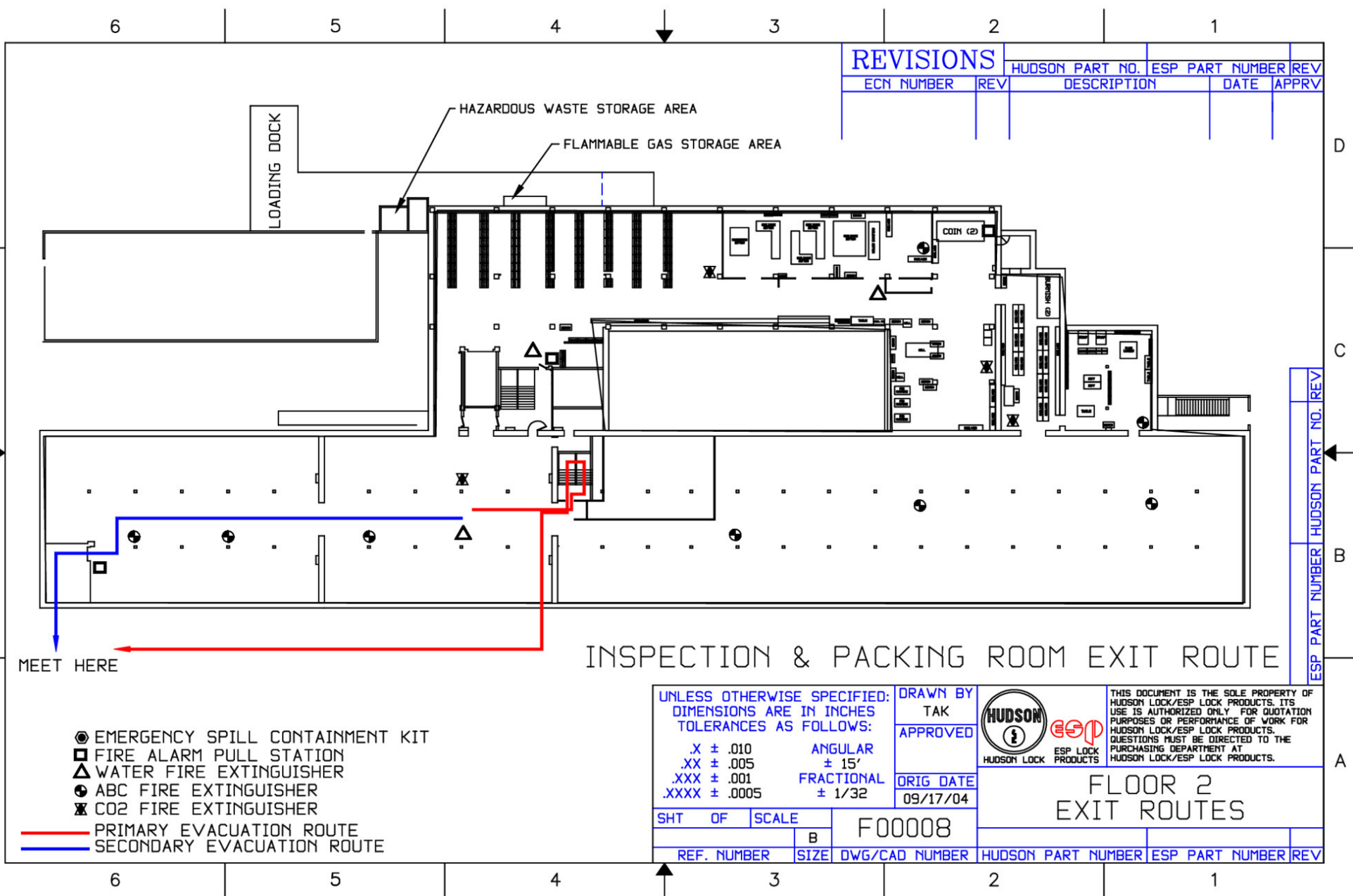
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TAK  
APPROVED  
ORIG DATE  
09/17/04



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FLOOR 1  
EXIT ROUTES

SHT	OF	SCALE					
		B	F00007				
REF. NUMBER	SIZE	DWG/CAD NUMBER	HUDSON PART NUMBER	ESP PART NUMBER	REV		



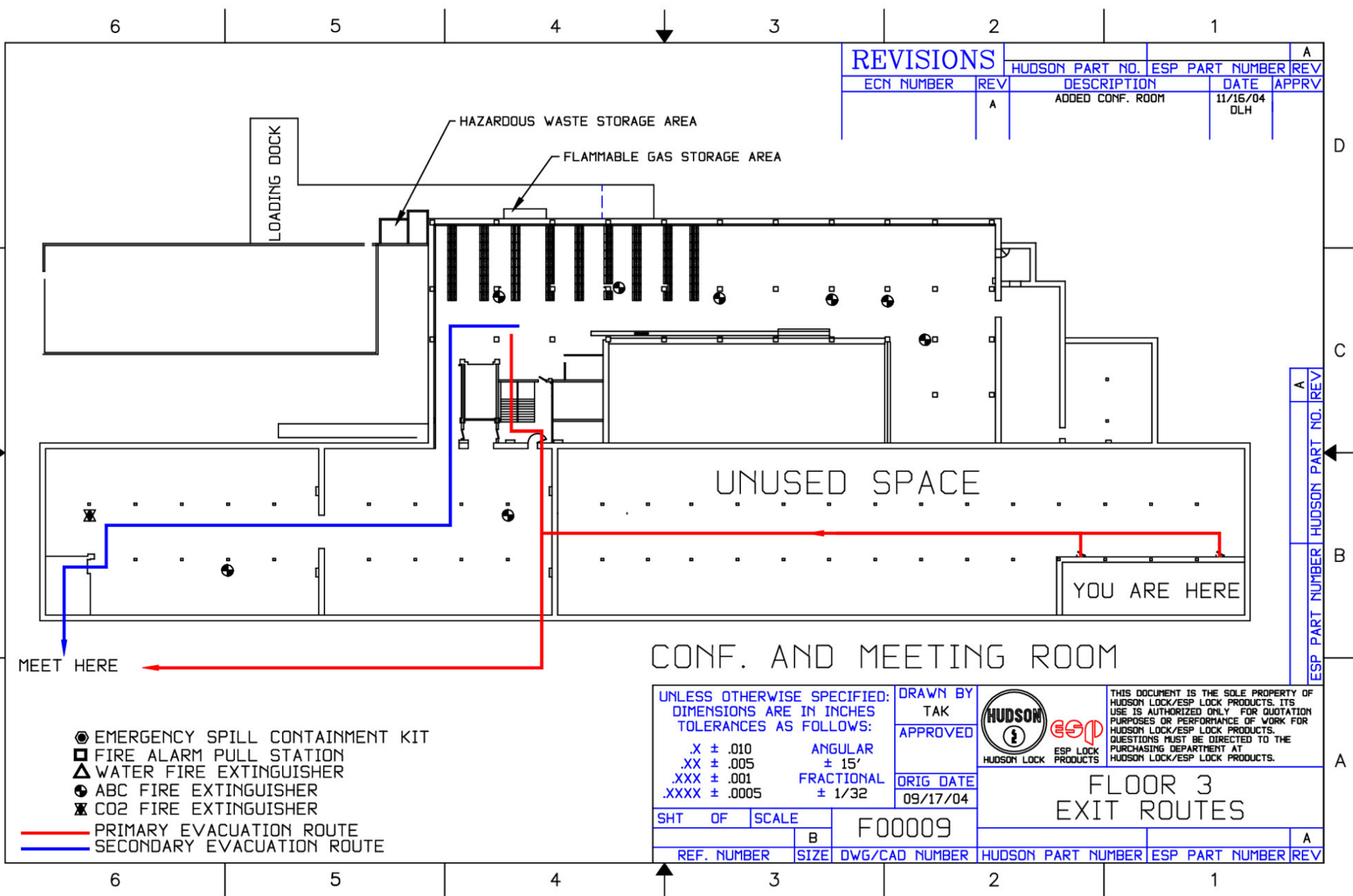
REVISIONS		HUDSON PART NO.	ESP PART NUMBER	REV
ECN NUMBER	REV	DESCRIPTION	DATE	APPRV

ESP PART NUMBER	HUDSON PART NO.	REV

- ⊙ EMERGENCY SPILL CONTAINMENT KIT
- FIRE ALARM PULL STATION
- △ WATER FIRE EXTINGUISHER
- ABC FIRE EXTINGUISHER
- ⊗ CO2 FIRE EXTINGUISHER
- PRIMARY EVACUATION ROUTE
- SECONDARY EVACUATION ROUTE

INSPECTION & PACKING ROOM EXIT ROUTE

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES AS FOLLOWS:		DRAWN BY TAK			THIS DOCUMENT IS THE SOLE PROPERTY OF HUDSON LOCK/ESP LOCK PRODUCTS. ITS USE IS AUTHORIZED ONLY FOR QUOTATION PURPOSES OR PERFORMANCE OF WORK FOR HUDSON LOCK/ESP LOCK PRODUCTS. QUESTIONS MUST BE DIRECTED TO THE PURCHASING DEPARTMENT AT HUDSON LOCK/ESP LOCK PRODUCTS.		
.X ± .010	ANGULAR ± 15'	APPROVED					
.XX ± .005	FRACTIONAL ± 1/32	ORIG DATE 09/17/04		FLOOR 2 EXIT ROUTES			
.XXX ± .001		SHT OF SCALE B F00008					
.XXXX ± .0005		REF. NUMBER	SIZE	DWG/CAD NUMBER	HUDSON PART NUMBER	ESP PART NUMBER	REV



REVISIONS		HUDSON PART NO.	ESP PART NUMBER	REV
ECN NUMBER	REV	DESCRIPTION	DATE	APPRV
	A	ADDED CONF. ROOM	11/16/04 DLH	

ESP PART NUMBER	HUDSON PART NO.	REV
		A

CONF. AND MEETING ROOM

UNLESS OTHERWISE SPECIFIED:  
 DIMENSIONS ARE IN INCHES  
 TOLERANCES AS FOLLOWS:  
 .X ± .010 ANGULAR  
 .XX ± .005 ± 15'  
 .XXX ± .001 FRACTIONAL  
 .XXXX ± .0005 ± 1/32

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TAK  
 APPROVED  
 ORIG DATE  
09/17/04

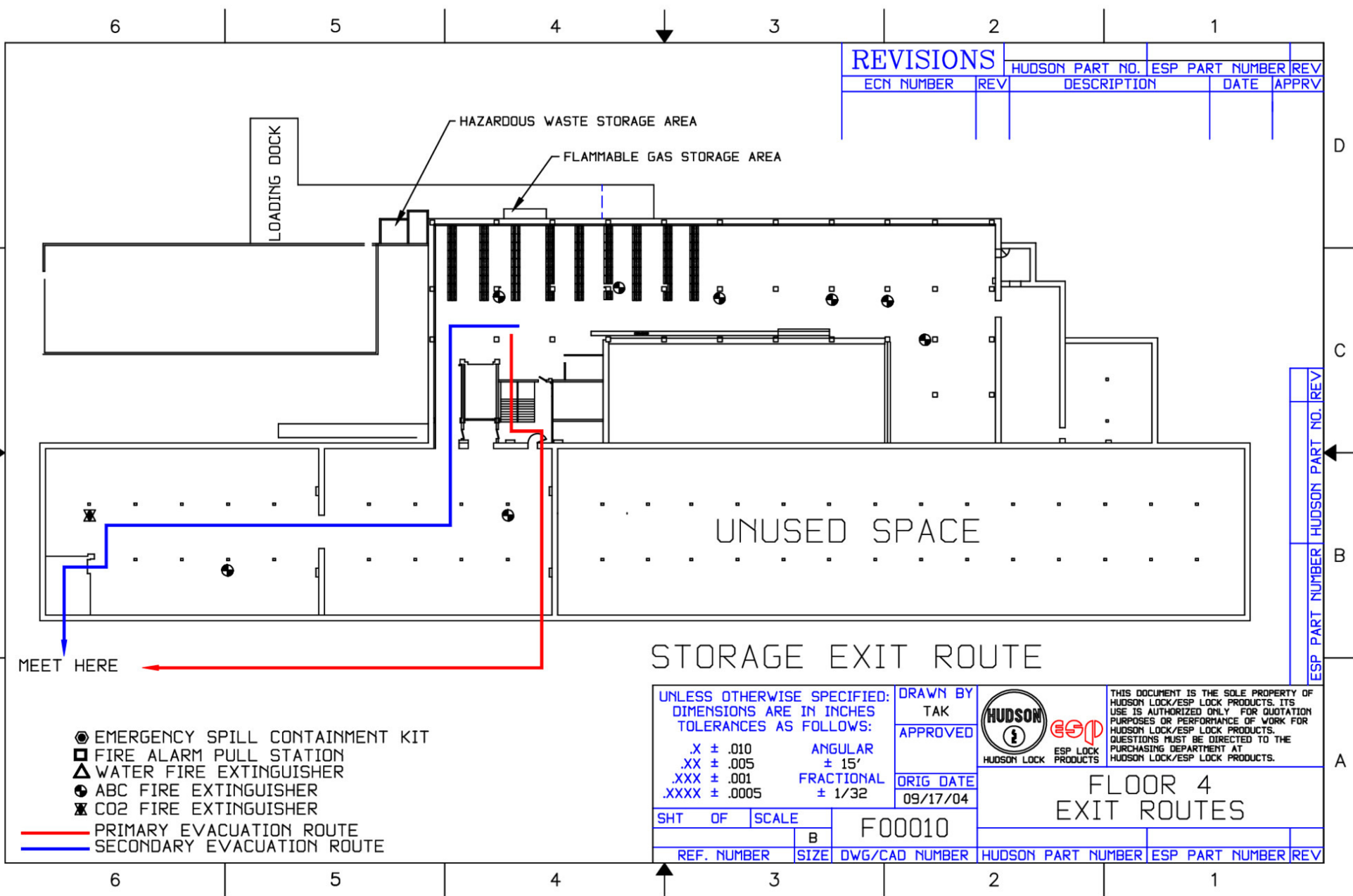


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SHT	OF	SCALE	F00009	
		B		
REF. NUMBER	SIZE	DWG/CAD NUMBER	HUDSON PART NUMBER	ESP PART NUMBER
				A

FLOOR 3  
EXIT ROUTES



REVISIONS		HUDSON PART NO.	ESP PART NUMBER	REV
ECN NUMBER	REV	DESCRIPTION	DATE	APPRV

ESP PART NUMBER	HUDSON PART NO.	REV

- EMERGENCY SPILL CONTAINMENT KIT
- FIRE ALARM PULL STATION
- ▲ WATER FIRE EXTINGUISHER
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.X ± .010	ANGULAR
.XX ± .005	± 15'
.XXX ± .001	FRACTIONAL
.XXXX ± .0005	± 1/32

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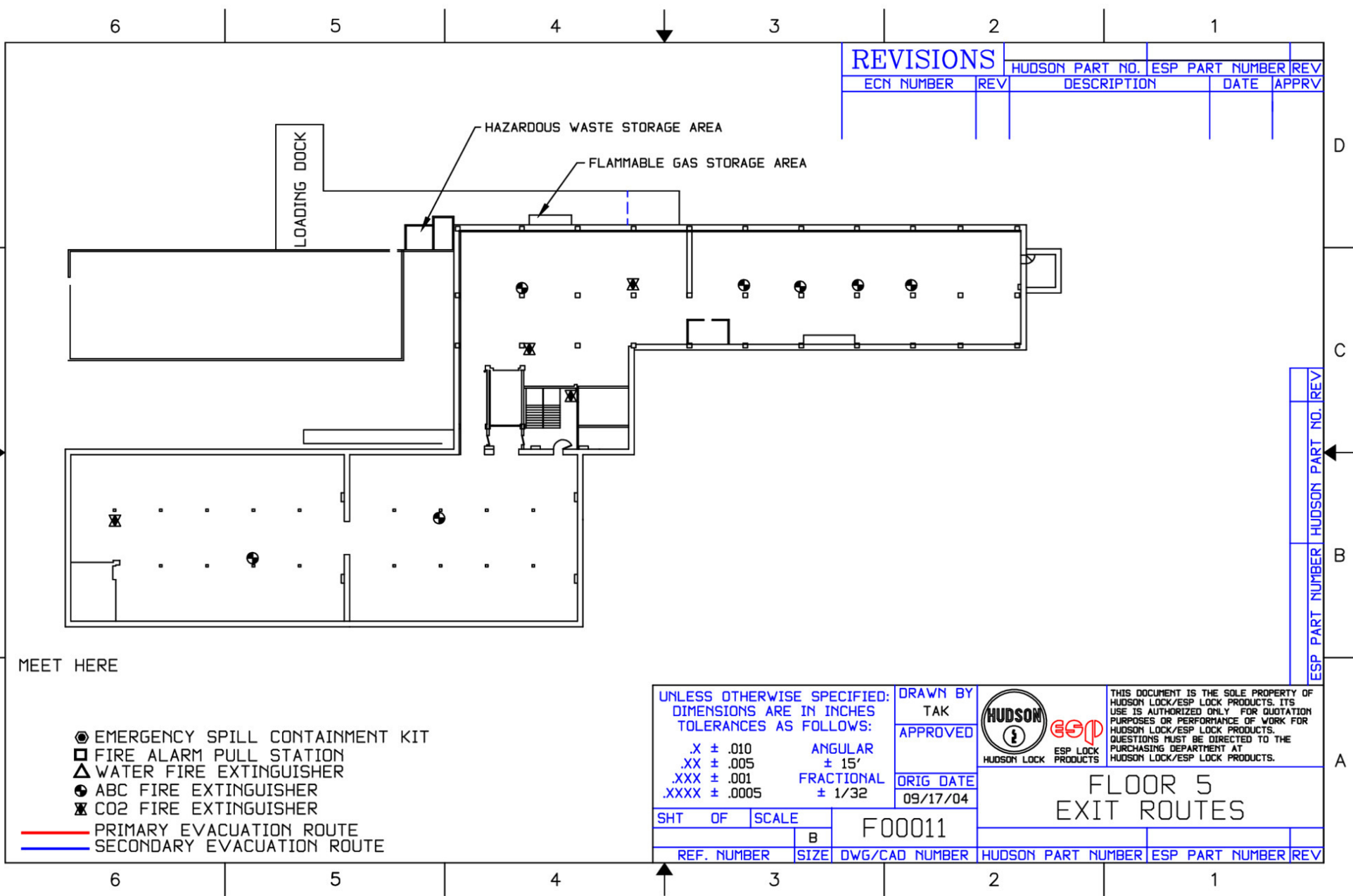
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### FLOOR 4 EXIT ROUTES

SHT	OF	SCALE				
		B	F00010			
REF. NUMBER	SIZE	DWG/CAD NUMBER	HUDSON PART NUMBER	ESP PART NUMBER	REV	





2 Miles ~ 5 Minute Drive



81 APSLEY ST HUDSON, MASSACHUSETTS

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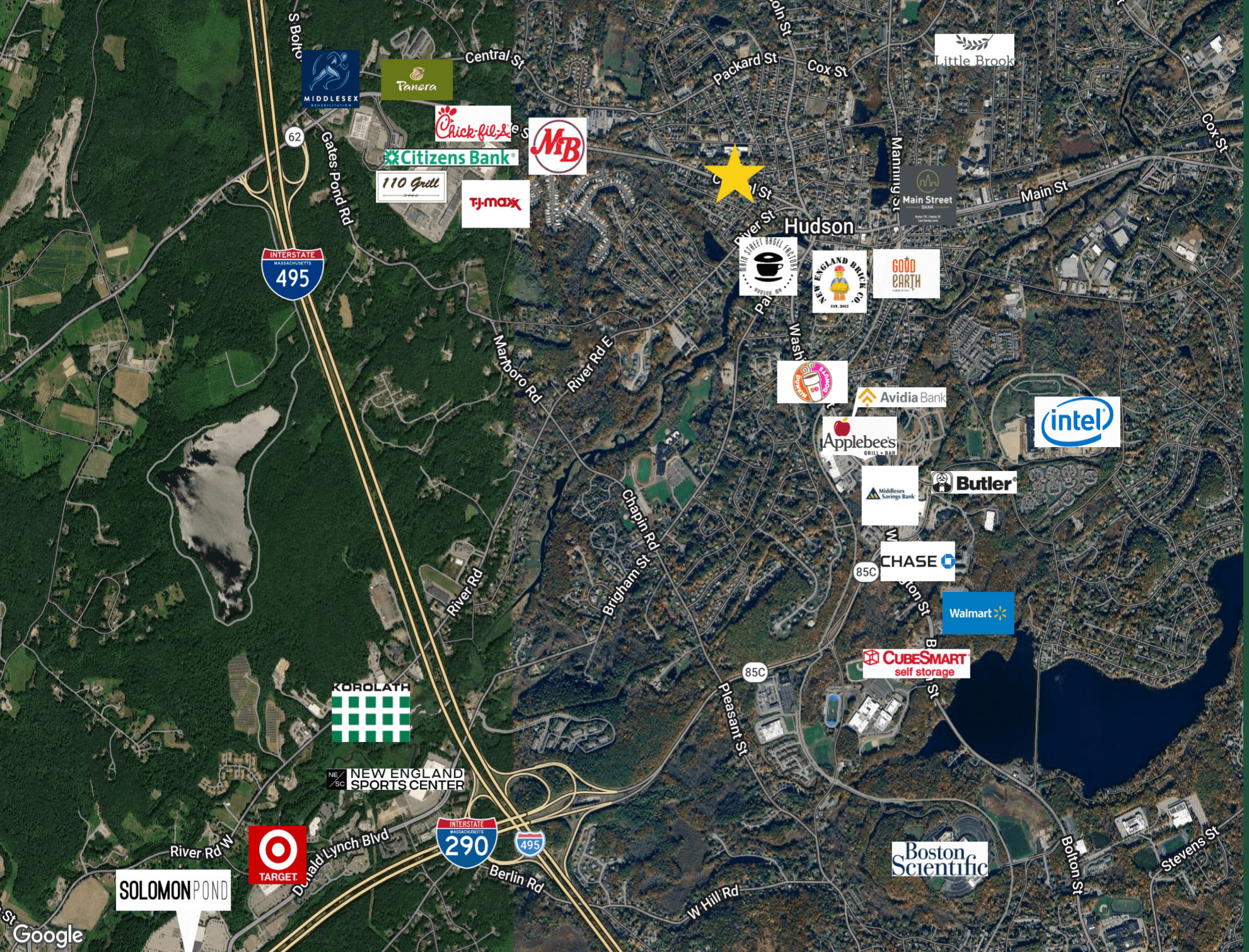
# LOCATION INFORMATION

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SECTION 4



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81 APSLEY ST HUDSON, MASSACHUSETTS



# OFFERING MEMORANDUM

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