



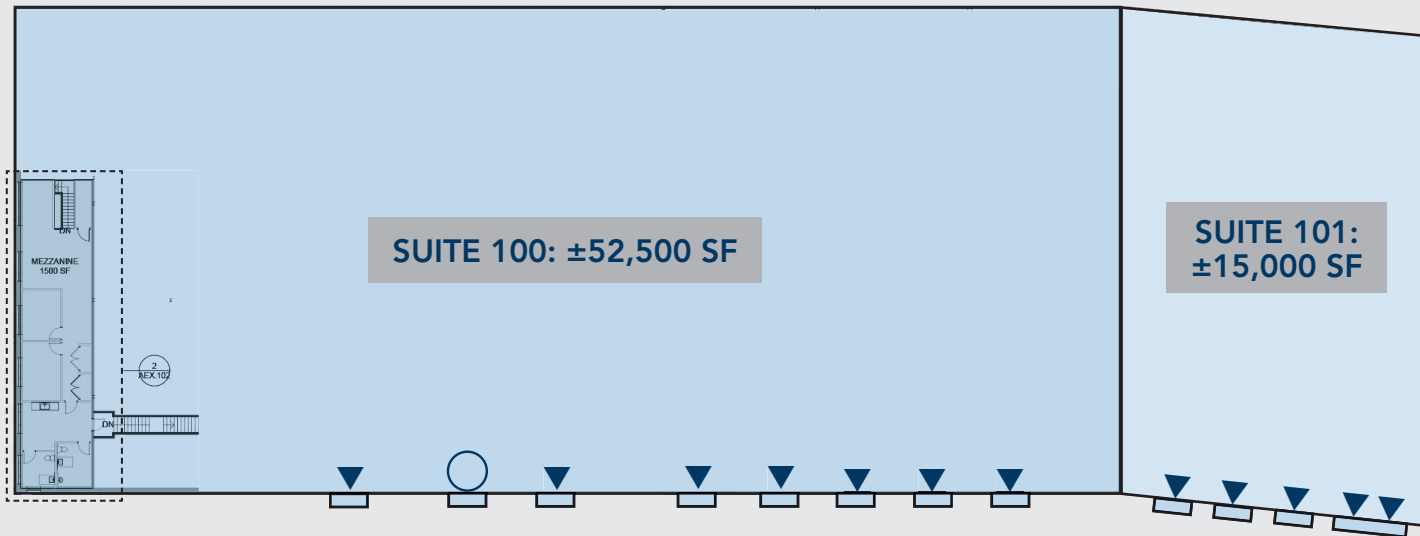
FOR LEASE

67,500 SF WAREHOUSE / FLEX BUILDING
UNDER NEW OWNERSHIP

6
WILLOW
ROAD
Ayer, MA



FLOOR PLAN



SPECIFICATIONS

Lot Size: 5.9 Ac
Building Size: 67,500 SF
Office Size: 1,500 SF
Clear Height: 15' 5" - 21'
Loading: 11 Dock Doors
1 Drive In
Zoning: I (Industrial)
Parking: 65 Spaces
Heating: Gas Heat
Sprinkler: Dry System
Construction: Masonry
Power: 600A | 120/208V | 3p
Floor: Concrete Slab (6")
Roof: EPDM, Replaced 2021

THE PROPERTY

6 Willow Road is a 67,500 SF industrial facility located directly off of I-495 in Ayer, MA.

CAPITAL IMPROVEMENTS: to be delivered whiteboxed, with a new heating system, LED lighting, a resurfaced parking lot, and an updated storefront.

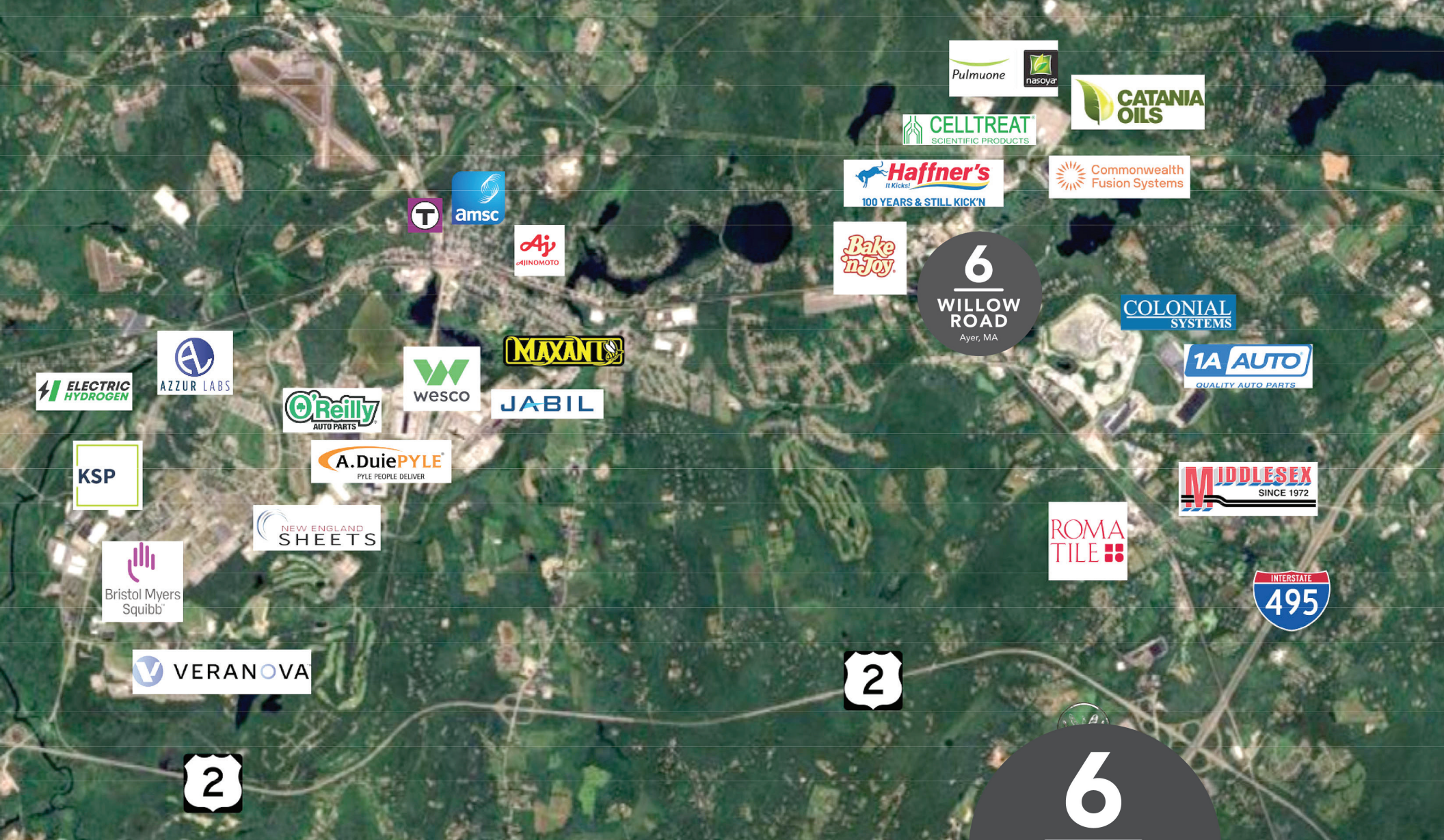
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67,500 SF AVAILABLE FOR LEASE

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