

160 AYER ROAD

LITTLETON - MA

4 INDUSTRIAL
CONDOMINIUMS

FOR SALE

3,388 - 14,187 SF

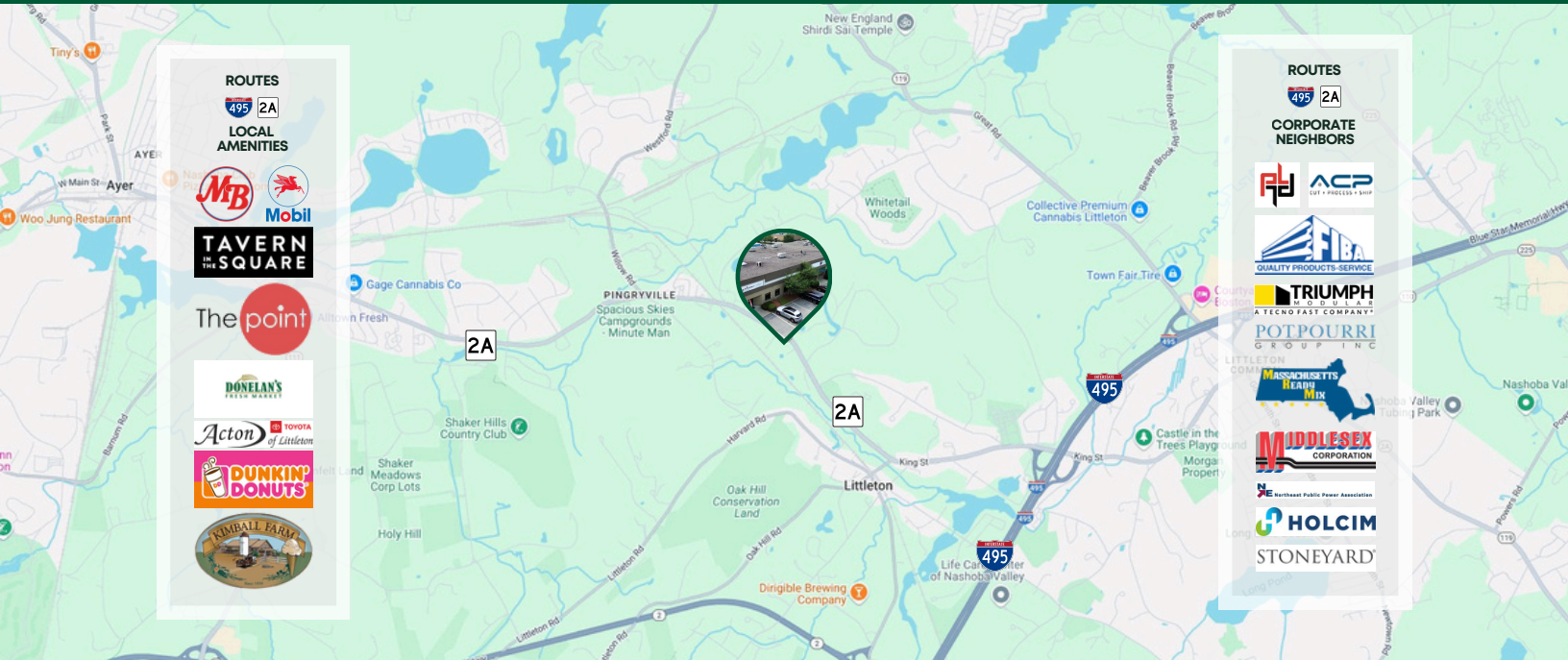


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EXECUTIVE SUMMARY

4 CONTIGUOUS CONDOMINIUMS LOCATED AWAY FROM THE BUSTLING ROUTE 2A, JUST MINUTES FROM ROUTE 495 AND LITTLETON COMMON, WITHIN A PROFESSIONALLY LANDSCAPED SIX-UNIT COMMERCIAL COMPLEX. THERE IS CONVENIENT PARKING AVAILABLE RIGHT AT THE ENTRANCE. THE UNIT IS FULLY ACCESSIBLE AND INCLUDES TWO RESTROOMS DESIGNED FOR HANDICAPPED ACCESS. ADDITIONALLY, PROVISIONS FOR A LOADING DOCK ARE AVAILABLE AT THE REAR OF THE UNIT. LOCATED APPROXIMATELY 1.69 MILES FROM I-495.

13,987 SF LIGHT INDUSTRIAL/FLEX CONDOMINIUM

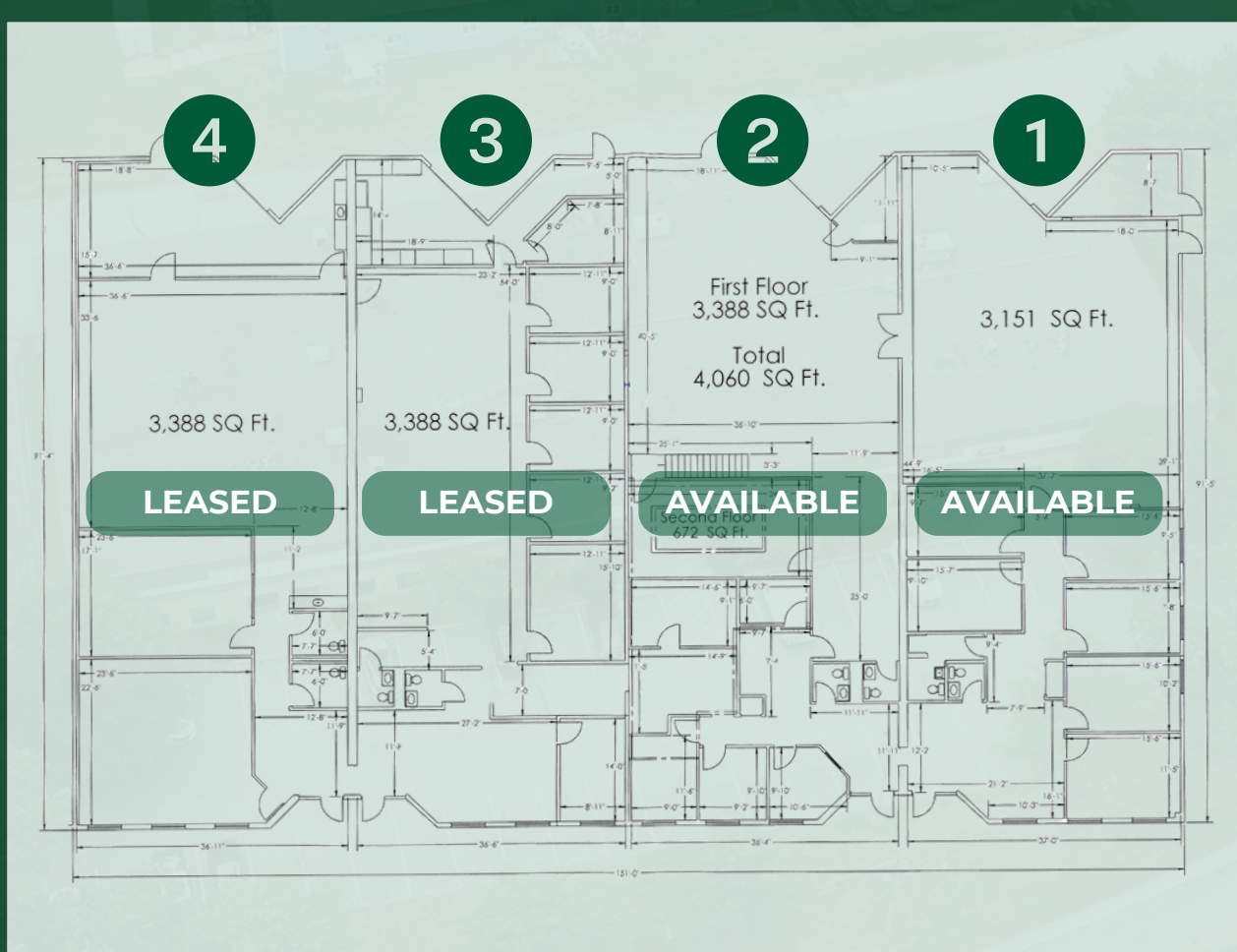
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FOR SALE

- YEAR BUILT: 1985
- FLEX LIGHT INDUSTRIAL
- 13,987 SF OF SPACE AVAILABLE
- BUILDING AREA: 20,352 SF
- LAND: 2.26 AC
- ELECTRIC/WATER: TOWN OF LITTLETON (LELWD)
- CAM = \$3.00/PSF
- RE TX = \$2.65
- AIR CONDITIONING
- SEWER: SEPTIC
- HEATING: GAS
- 1 (ONE) LOADING DOCK
- APPROXIMATELY 1.69 MILES FROM I-495



ADDITIONALLY, PROVISIONS FOR A LOADING DOCK ARE AVAILABLE AT THE REAR OF THE UNIT.

13,987 SF LIGHT INDUSTRIAL/FLEX CONDOMINIUM

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4 INDUSTRIAL
CONDOMINIUMS

FOR SALE



COMMERCIAL
O'BRIEN
PROPERTIES, INC.

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