

# 238

LITTLETON RD

WESTFORD, MA

OFFICE  
SPACE  
**FOR LEASE**



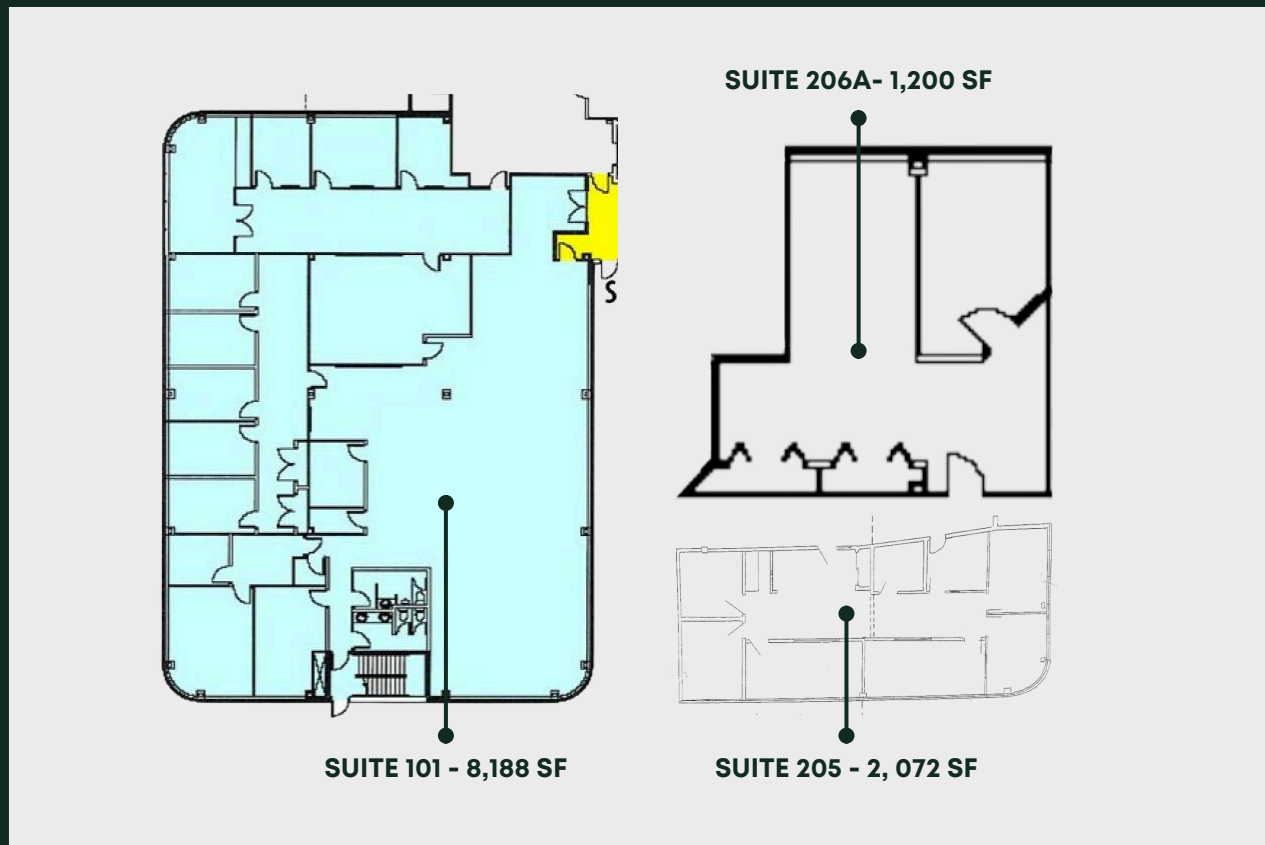
COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC



# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

2238 Littleton Road, is a 49,444 square foot office building with 4 suites available. All tenants have access to the two drive-in doors, the two suites available are the closest proximity to them. The property is zoned Commercial Highway, and allows for Office, Light Manufacturing/Assembly, R&D, Personal/General Service Establishment, Sales, and Education uses.

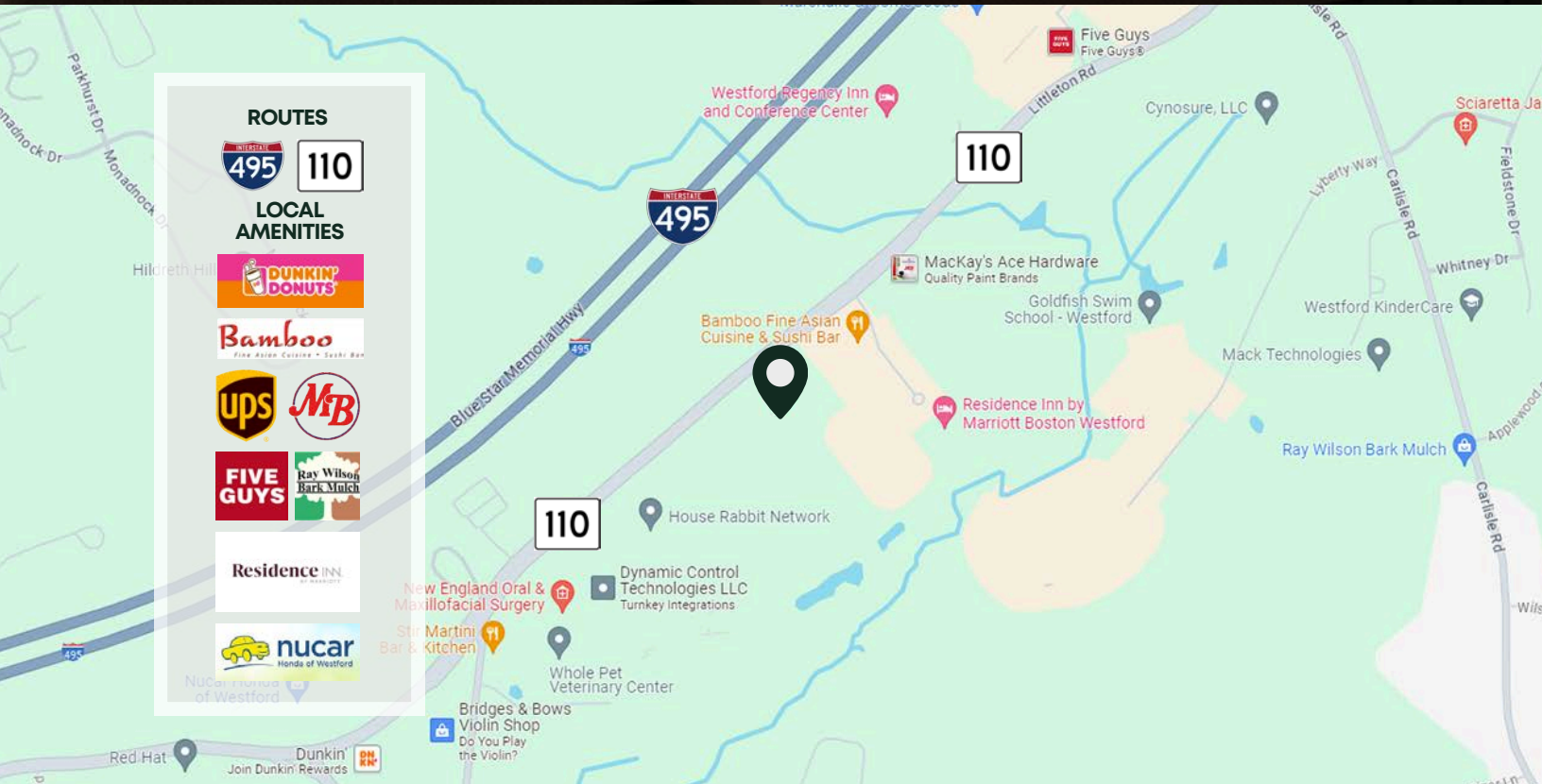


## SPECIFICATIONS

- Year Built: Approx. 1970
- Total Size: 49,444 SF
- Available: 3 Suites / 1,200 - 8,188 SF
- Land: 7.86 Acres
- Zoning: CH
- Tenancy: Multi
- Stories: Two (2)
- Loading Dock: Two (2)
- Power: 1200a, 480/277v, 3-Phase
- Parking: 196 Lot Spaces
- Water: Town of Westford
- Clear Height: 9'



# THE PROPERTY/LOCATION



LOCATED RIGHT ON ROUTE 110 AND LESS THAN A MILE FROM EXIT 83 ON I-495



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