




**Image is a building rendering*

Full Building Availability

 **JLL** SEE A BRIGHTER WAY

For lease

±15,000 - 67,500 SF

Industrial Space Available

6 Willow Road
Ayer, MA

Full-Building Industrial Opportunity

JLL is pleased to present a full-building industrial opportunity at 6 Willow Road, Ayer, MA. The building largely consists of open warehouse space, outfitted with eleven loading docks and one oversized drive-in door. Complete with $\pm 1,500$ SF of mezzanine office, 6 Willow Road is efficiently built for operation. Just off of Route 2A, the property allows for easy access to Interstate 495, and is just minutes from Downtown Ayer's host of retail offerings.



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Utilities

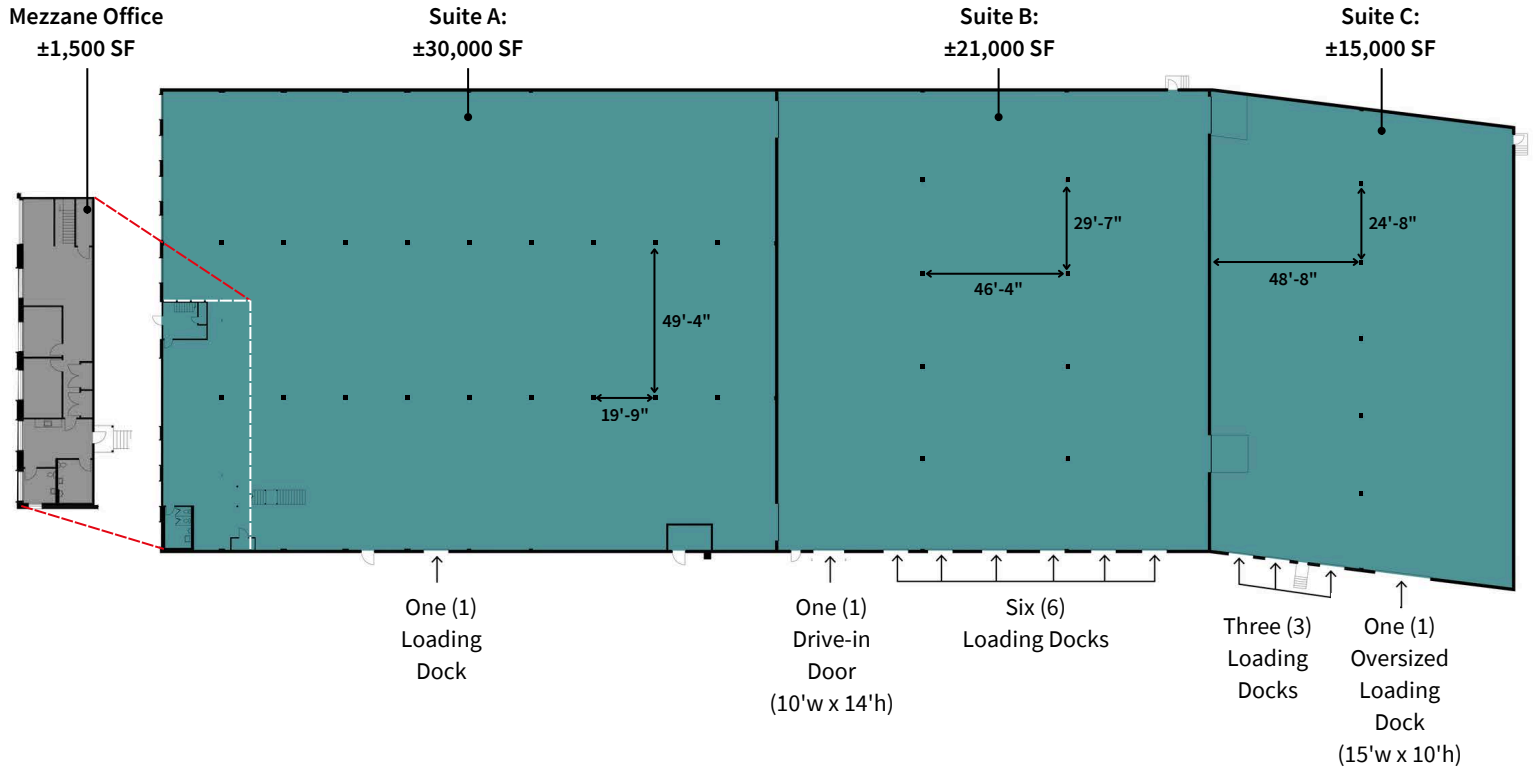
Gas:	National Grid
Electric:	National Grid
Water/Sewer:	Municipal
Telecom:	Comcast

Building Specifications

Building Size	$\pm 67,500$ SF
Available Space	$\pm 67,500$ SF
Warehouse	$\pm 64,500$ SF
1st Floor Office	$\pm 1,500$ SF
Mezzanine Office	$\pm 1,500$ SF
Clear Height	
Suite 1:	22'
Suite 2:	16'6"
Suite 3:	16'6"
Loading	Ten (10) Loading Docks One (1) Oversized Dock (15'w x 10'h) One (1) Drive-in Door (10'w x 14'h)
Parking	65 Spaces
Power	600A, 120/208V, 3-P
Column Spacing	Varies
Sprinklers	Dry System
Zoning	Industrial
Construction	Masonry
Heating	Gas
Floor	6" Concrete Slab
Roof	EPDM

Floor Plan

±67,500 SF



Suite A: ±31,500 SF

- Warehouse:** ±28,500 SF
- Office:** ±1,500 SF
- Mezz Office:** ±1,500 SF
- Loading:** One (1) Loading Dock
- Clear Height:** 22'

Suite B: ±21,000 SF

- Warehouse:** ±21,000 SF
- Loading:** Six (6) Loading Docks
One (1) Drive-in Door
- Clear Height:** 16'6"

Suite C: ±15,000 SF

- Warehouse:** ±15,000 SF
- Loading:** Three (3) Loading Docks
One (1) Oversized Loading Dock
- Clear Height:** 16'6"

Prime Location



Corporate Neighbors



Easy Access

				Worcester, MA 40 min 32.5 mi
1 min 0.5 mi	7 min 3.4 mi	7 min 3.4 mi	16 min 13.2 mi	Boston, MA 50 min 41.9 mi
				Manchester, NH 55 min 38.3 mi

Rachel Marks
Senior Managing Director
Rachel.Marks@jll.com
+1 508 259 2440

Chelsea Andre
Senior Vice President
Chelsea.Andre@jll.com
+1 508 951 7817