

# 10

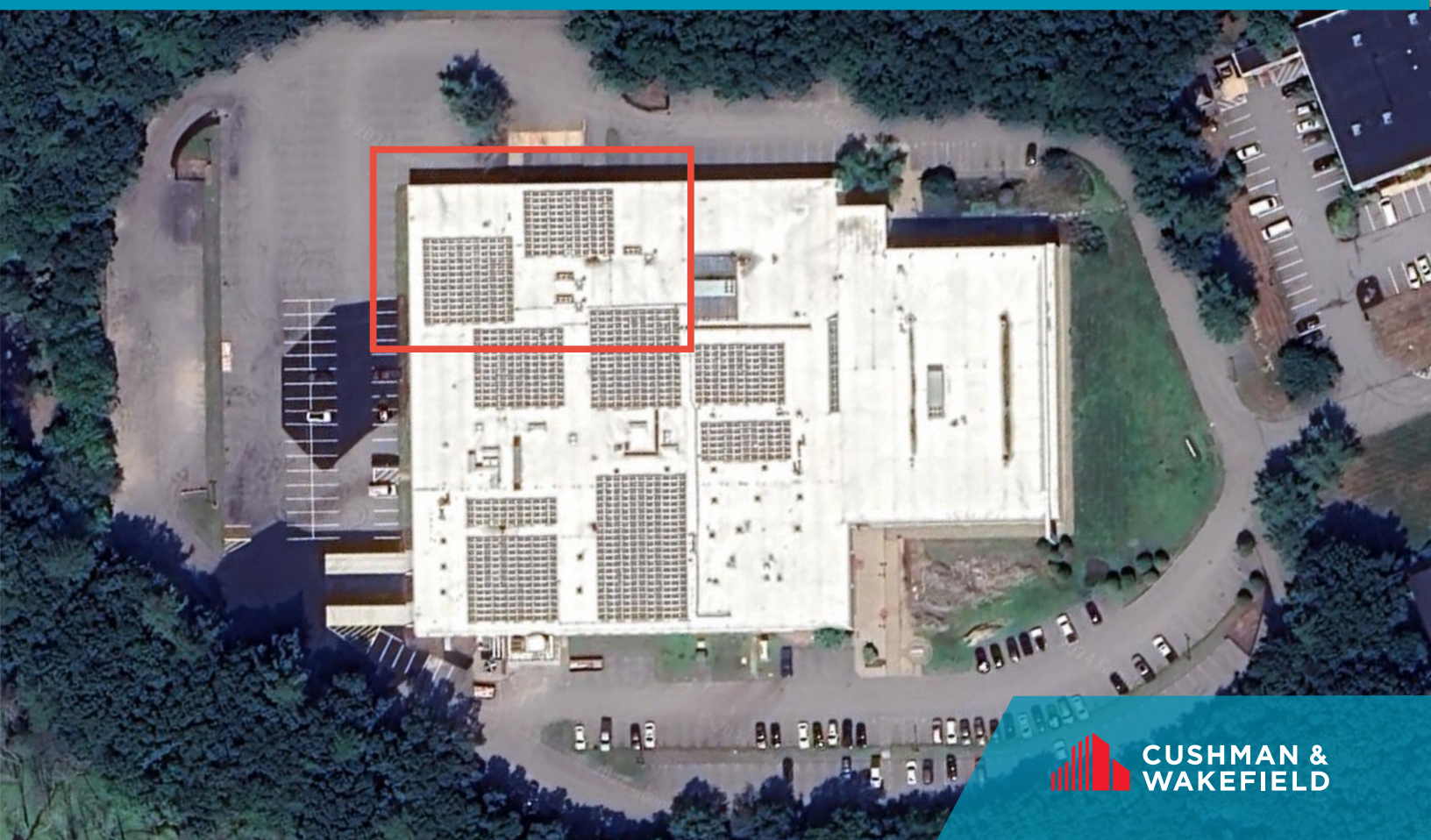
## LYBERTY WAY

WESTFORD, MASSACHUSETTS

WAREHOUSE

10,768 RSF

FOR LEASE



**CUSHMAN &  
WAKEFIELD**

# 10

## LYBERTY WAY

WESTFORD, MASSACHUSETTS

10 Lyberty Way is a rare, single story office, flex, and robotics building situated on 19.74 acres of land in Westford, Massachusetts.

Westford ranks in the Top Ten of New England locations for business. Westford is home to companies such as UTC Collins Aerospace, Emerson Hospital Health, Juniper Networks, Red Hat Software, Sonus Networks, Luczat Technologies, and many others.

Westford can point to its broad success to possessing of one of Massachusetts Top School Systems, as well as a vibrant retail + social scene. Retailers such as Whole Foods, Market Basket, Marshalls, and HomeGoods are within a quick walk from 10 Lyberty Way. Food services are bountiful and include 99 Restaurants, McDonald's, Burton's Grille, Dunkin Donuts, Starbucks, Chipotle, Panera Bread, Five Guys, and Kimball Farm Ice Cream.

### KEY FEATURES

<b>ADDRESS</b>	10 Lyberty Way Westford, MA	<b>HVAC</b>	New 200 Ton main building Chiller New Lochinvar Boilers (4) 600,000BTU each
<b>YEAR BUILT</b>	Remodeled 2018	<b>DOCK DOORS</b>	3 Tailboard Docks 1 Drive in bay potential
<b>LAND AREA</b>	19.74 acres	<b>IT</b>	Wired for Comcast
<b>CLEAR HEIGHT</b>	19'		
<b>LIGHTING</b>	Watt Stopper lighting control system		





Highway Access



Fully Air Conditioned



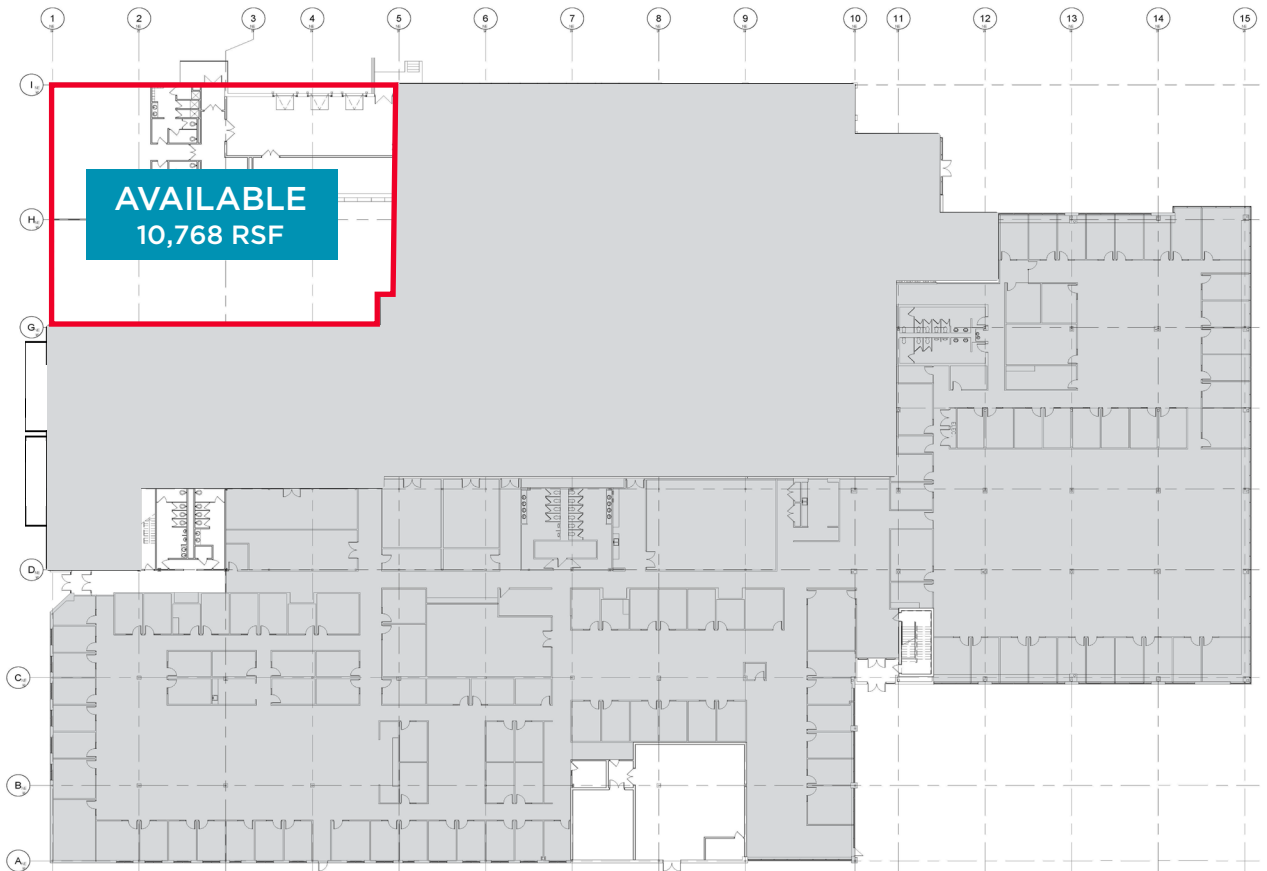
3 Tailboard  
Loading Docks



Drive In Door Potential



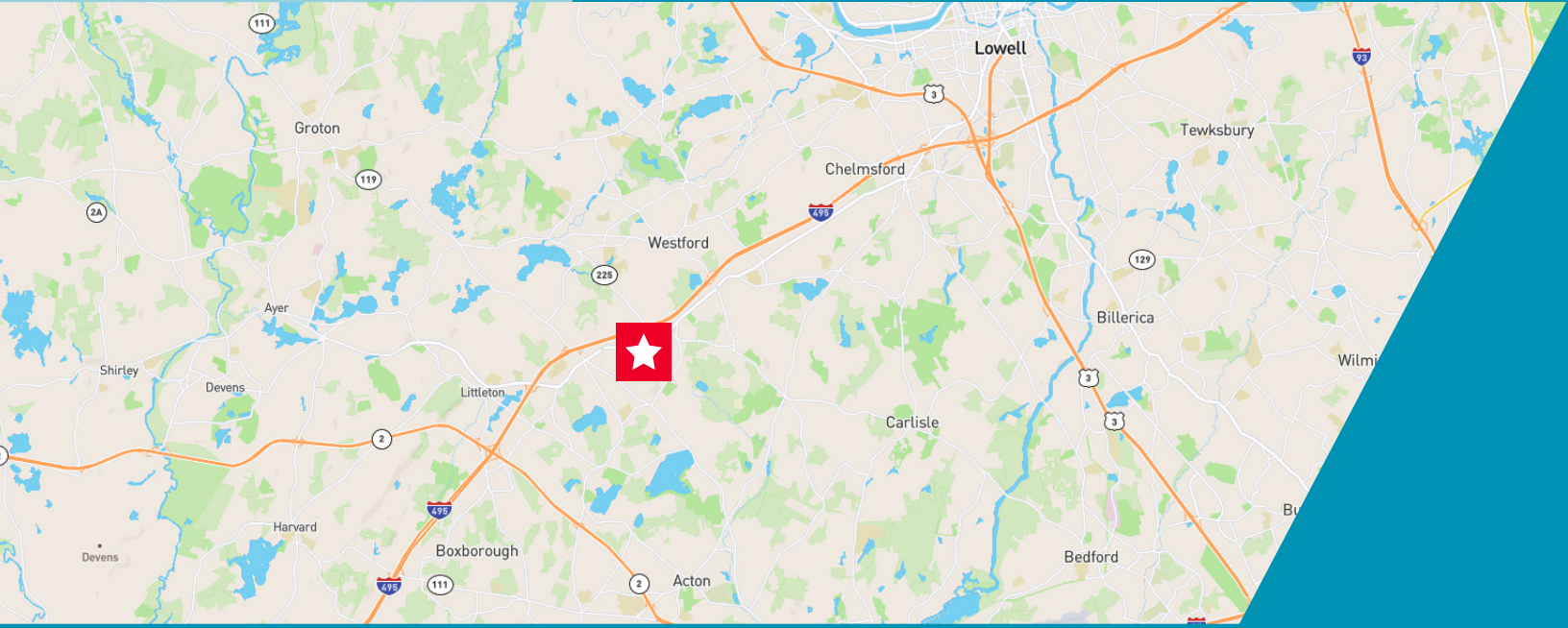
19' Clear Height



# 10

## LYBERTY WAY

WESTFORD, MASSACHUSETTS



 metropolis  
EASTPORT  
REAL ESTATE SERVICES

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