



EXCLUSIVELY LISTED OFFERING FOR
PURCHASE OR LEASE



4 Makepeace Rd Wesford, MA

Commercial R.E
W/ Office & Garage

2
Buildings

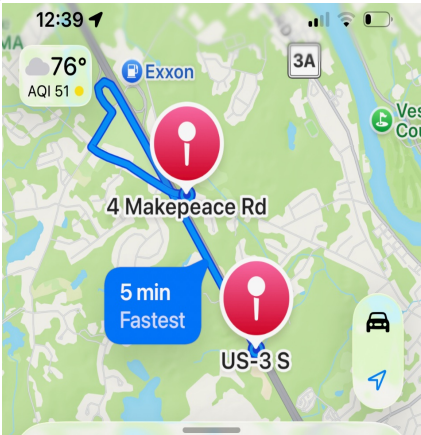
28,500
Square Feet Exterior Storage

1.988
Acres

4 MAKEPEACE RD | REGIONAL HIGHWAY ACCESS

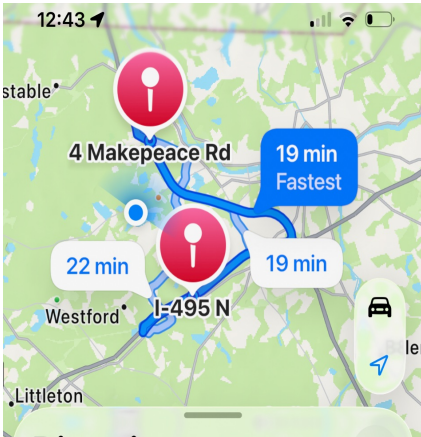
GREATER BOSTON ACCESS

Westford, Massachusetts • Strategic access to Greater Boston & regional interstate network



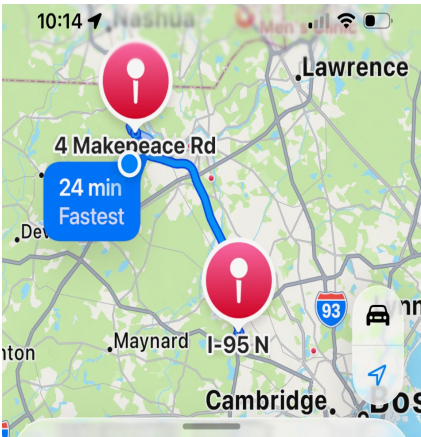
US-3 SOUTH

5 MIN
2.7 MI
from property



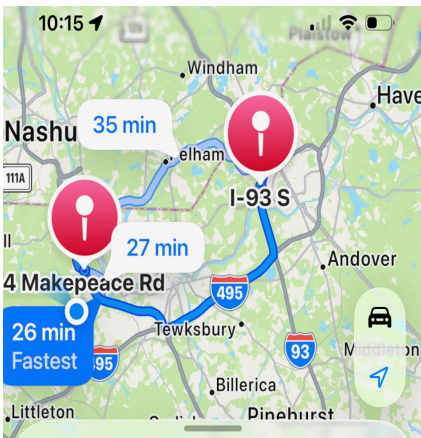
I-495 NORTH

19 MIN
16 MI
from property



I-95 NORTH

24 MIN
23 MI
from property



I-93 SOUTH

26 MIN
23 MI
from property

BOSTON ACCESS

Multiple highway options connect the site to Greater Boston.

- 4 Makepeace Rd
- US-3 • 5 min
- I-495 • 19 min
- I-95 / Route 128 • 24 min
- I-93 → Boston • 26 min

4 MAJOR ROUTES WITHIN 5–26 MIN

Expanded Property Overview

A complete office + yard + storage commercial platform

\$4.0M

PURCHASE PRICE

\$16K/MO.

NNN LEASE ASK

1.99 AC.

COMMERCIAL LOT

2 BLDGS.

OFFICE + GARAGE

4 Makepeace Road in Westford, MA, offers a beautifully renovated office, secure outdoor storage, a 2-story 5400 Sq Ft garage and 3-10'x 20' Conex boxes which sit on a concrete pad behind the garage. All visible from Rt 3 North, this property has been thoughtfully configured to support a wide range of professional services, such as accounting, legal, consulting, in addition to a wide variety of trade related uses such as construction / contractor, industrial services, distribution, storage, automotive and transportation.

The front building features a beautifully renovated, high-quality professional office environment, with spectacular detail, designed for both day-to-day operations and client-facing businesses. This space includes a dedicated boardroom, private offices, 1.5 bathrooms and an open workspace, providing an ideal setting for management, sales, estimating, administration, and customer meetings. This polished office component allows a business to operate professionally from the front of the property while utilizing the balance of the site for their industry specific operations. Beyond the office, a secure, access-controlled gated entrance opens to an expansive well-lit yard, which can accommodate parking for any type of vehicle or equipment, as well as storage for whatever your business requires. With gated access and a significant paved and gravel area, the site is well suited for businesses that require operational space and secure exterior storage.

This property is further enhanced by a well-built 2 story heated garage, newly constructed in 2014. This garage consists of approx. 2,700 sq ft of 1st flr open garage space, 14' ceilings, 3 large garage doors, allowing for parking of 5 large vehicles, a below ground Oil & Water separating tank, 2 – ½ baths, security system, underground well, natural gas Generac Generator, which powers the garage and the office building. This is an exceptional space for parking, warehousing, equipment storage, and any applications which suit your business needs. The 2nd flr of the garage consists of approximately 2700 sq ft, accessible by a singular 4'-5' wide staircase, 8' ceilings, lots of windows and allows for office expansion or dry storage. The layout of the property creates a natural separation between professional office operations, secured outdoor storage, and enclosed commercial garage space, allowing multiple aspects of a business to function efficiently from one location.

Professional Office Component

A polished front-of-house environment for management, sales and client meetings



The renovated front building provides a dedicated boardroom, private offices, open administrative workspace, hardwood flooring and abundant natural light. The layout can support ownership, management, estimating, dispatch, sales and customer service functions.

Yard, Access & Outdoor Storage

The land component is the property's defining operational advantage



2014 Rear Garage

5 Large Commercial Parking Spots, 2 Half Baths and 14 foot ceilings.

2014

BUILD YEAR

**2700sqft First
Floor Garage**

14 Foot Ceilings

2700sqft 2nd Floor

8FT CEILING HEIGHT
Office or Storage



Designed for Operational Flexibility

Strong fit for businesses that need office + yard + storage in one location

- Contractors — centralized office, fleet parking, material storage and equipment staging.
 - Professional - Accounting, Legal, Finance.
 - HVAC / plumbing / electrical — secure parts storage, service fleet staging and administrative workspace.
 - Equipment / tool rental — controlled yard access plus covered and dry storage.
 - Building material / specialty trade — inventory organization with office and client-facing space.
 - Service / industrial support — flexible combination of office, covered storage and outdoor yard, subject to approvals.
 - Automotive - Mechanical Repair Shop, Auto Detailing, Auto Sales.
 - Transportation - Towing, Limousine, Bus Service.
 - Storage - Boat, RV & Autos or Storage Facilities.
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- Approximately 1.99 acres of commercially configured land.
 - Professional office environment with boardroom and private offices.
 - Secure access controlled gated yard with substantial outdoor paved storage and maneuvering area.
 - 2014 rear garage building with approximately 2,700 SF of first-floor storage and 14 - foot ceilings.
 - Additional 2nd floor accessible by a singular wide staircase with approximately 2700sqft & 8' Ceilings.
 - Potential owner-user, investment or hybrid strategies, subject to zoning and approvals.

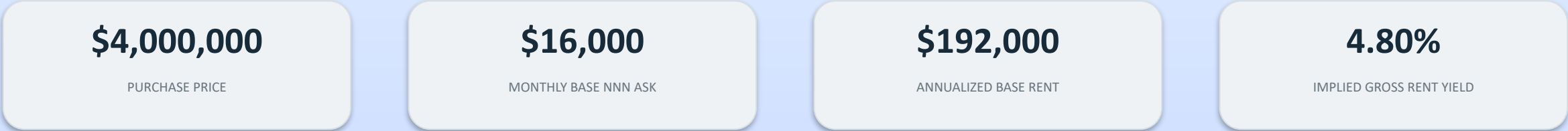
Owner-User & Investment Strategies

Multiple ways to capitalize on the property's configuration

- Owner-user: consolidate office, dispatch, fleet, inventory and storage at one controlled location.
- Investment: acquire the property with the stated NNN lease asking terms as a potential income-producing commercial asset, for a single company or multiple companies.
- Hybrid: structure occupancy and storage around the operating needs of an owner-user, subject to approvals and lease structure.
- Long-term value: the combination of land, office improvements and multiple storage formats can reduce the need for off-site facilities.

Acquisition & Lease Snapshot

Straightforward offering terms with multiple ownership paths



The 4.80% figure is an implied gross rent-to-price calculation based solely on the stated \$16,000 monthly asking rent and \$4,000,000 purchase price. It is not a capitalization rate and does not account for taxes, insurance, reserves, vacancy, concessions, financing, capital expenditures, landlord obligations or other ownership costs.

Due Diligence & Important Considerations

- All property facts, dimensions and building areas should be independently verified.
- Zoning, permitted uses, outdoor storage rights, parking and access should be confirmed with the appropriate authorities.
- Environmental conditions and site-specific requirements should be evaluated by qualified professionals.
- Lease terms, expenses, NNN responsibilities, operating costs and tenant obligations should be independently reviewed.
- Potential uses are illustrative only and remain subject to zoning, permitting and other applicable requirements.
- This memorandum is a marketing and discussion document and is not an appraisal, survey, legal opinion or warranty.

4 MAKEPEACE RD

WESTFORD, MASSACHUSETTS

Benjamin Carbone

Team Lead, We Close Deals

Lamacchia Realty

(860) 382-6184

bcarbone@lamacchiarealty.com



LISTING AGENT



Benjamin Carbone

Team Lead of We Close Deals

 **(860) 382-6184**

 **bcarbone@lamacchiarealty.com**

Licensed in CT, MA & RI



DISCLAIMER

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