

160

LITTLETON, MA
AYER ROAD

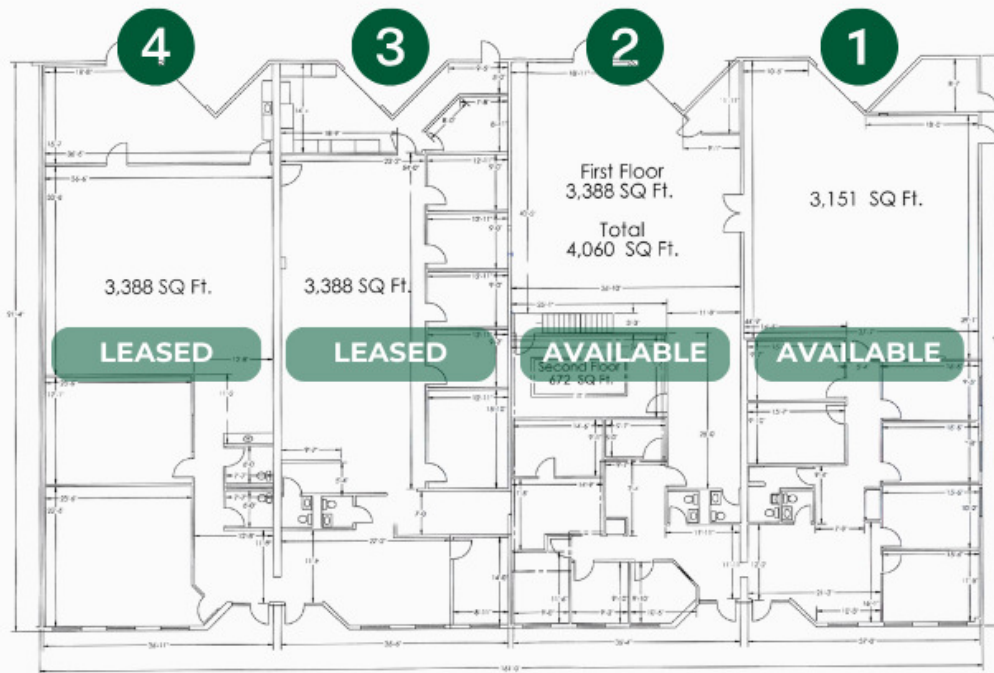


COMMERCIAL
O'BRIEN
PROPERTIES, INC

4 Flex Spaces For Sale or Lease

DESCRIPTION / SPECIFICATIONS

160 AYER ROAD LITTLETON, MA



PROPERTY DESCRIPTION

4 of 6 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.

PROPERTY HIGHLIGHTS

- Year Built: 1985
- Flex light industrial
- 13,987 SF of space available
- Total Building SF: 20,352 SF
- Land: 2.26 AC
- Electric/WATER: Town of Littleton (LELWD)
- 18' Ceiling height
- CAM = \$3.00/PSF
- RE TX = \$2.65
- Full HVAC
- Sewer: Septic
- Heating: Gas
- 1 (One) loading dock per unit
- Approximately 1.69 miles from I-495
- 24 hour Emergency backup generator

OFFERING SUMMARY

Lease Rate/Sale Price:	Upon Request
Available SF:	13,987 SF
Lot Size:	2.26 Acres
Building Size:	20,352 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	110	545
Total Population	47	312	1,510

ERIC O'BRIEN
 President
 eric@obriencommercial.com
 Mobile: 978.369.5501

PROPERTY / LOCATION

160 AYER ROAD LITTLETON, MA



Local Amenities / Corporate Neighbors



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ERIC O'BRIEN
President
eric@obriencommercial.com
Mobile: 978.369.5501





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