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MAKEPEACE RD *WESTFORD, MA*

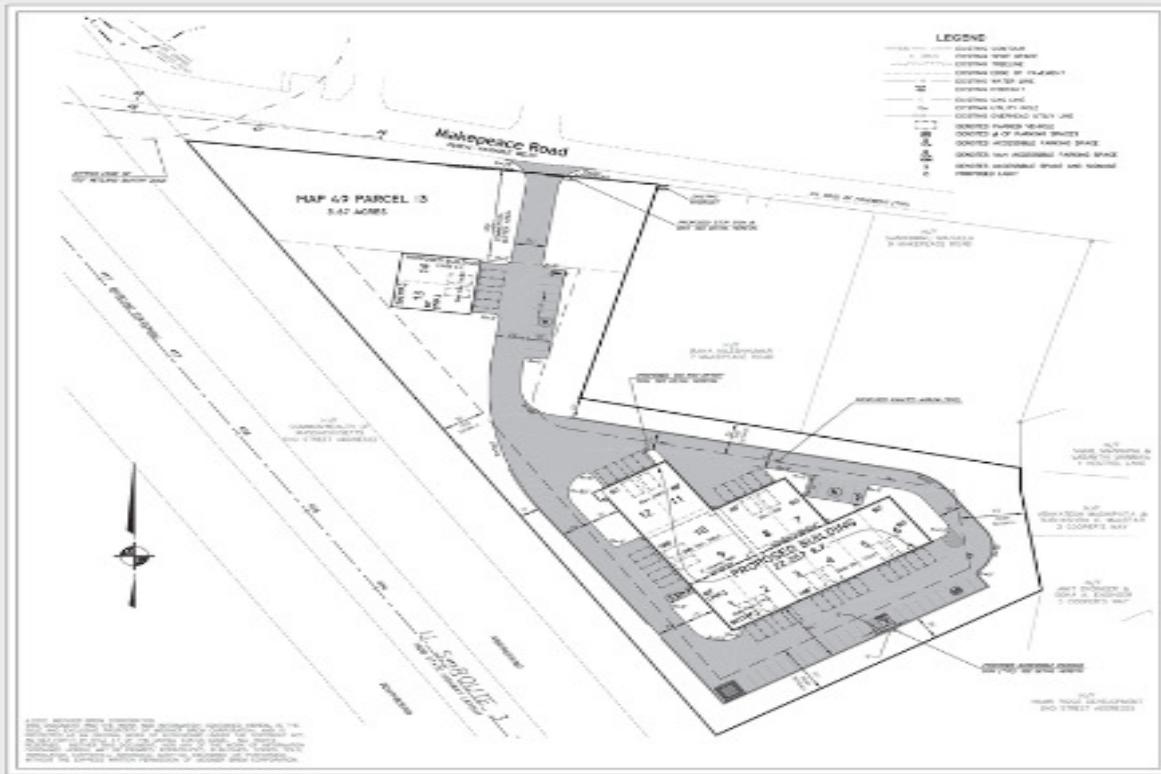


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

**3.67 AC of Industrial Land
For Sale**

SUMMARY / SPECIFICATIONS

5 MAKEPEACE RD WESTFORD, MA



PROPERTY DESCRIPTION

5 Makepeace Road consists of 3.67 acres of industrially zoned land and an existing home located directly off Route 3. Permitted plans are in place to develop 25,865 square feet of multiple buildings for an industrial-bay complex. This is an excellent opportunity for a contractor, business owner, or investor looking for an industrial land site in Westford. Local amenities nearby include Costco, Trader Joe's, Ace Hardware, Walmart, Pheasant Lane Mall, and more.

PROPERTY HIGHLIGHTS

- 3.67 Acres
- IC (Industrial) Zone
- Two (2) buildings permitted, totaling 25,865 SF
- Single family home
- Private Septic/Water
- 3 minutes to Route 3 on ramp
- Uses Allowed by right:
 - research/office park, removal of sand/gravel, quarrying/mining, light manufacturing and wholesale trade.

OFFERING SUMMARY

Sale Price: Subject To Offer
Lot Size: 3.67 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	52	195	930
Total Population	152	527	2,479
Average HH Income	\$231,370	\$196,080	\$179,779

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PROPERTY / LOCATION

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