

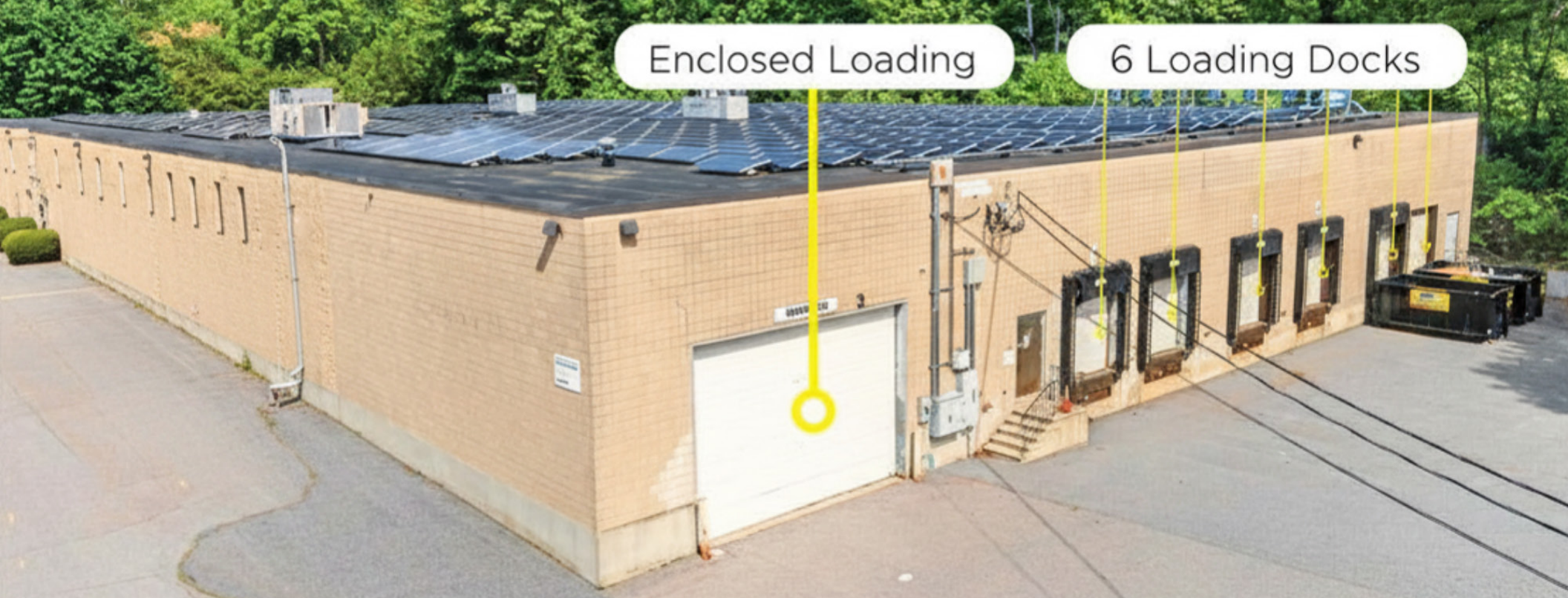
**Full Building
Availability**

36,925 SF For Lease



19
CRAIG ROAD
— ACTON, MA —





Enclosed Loading

6 Loading Docks

PROPERTY DESCRIPTION

Available for the first time in over 20 years, 19 Craig Road is a highly flexible industrial headquarters building offering tenants a full building identity with signage.

Designed and constructed with a focus on functionality and efficiency, the space features a versatile layout and design that includes 27,925 SF of warehouse/manufacturing space; 4,500 SF of high-quality second floor office space; and 4,500 SF of flexible first floor space (currently set up as a showroom).

Located less than 0.5 miles from Route 2, the building is easily accessed via Route 128/I-95 to the East and I-495 to the West. Regional connectivity is provided by Routes 2A, 27, 62 and 110.

HIGHLIGHTS

Tenant-Ready Solar: Tenants will directly benefit from the on-site solar array 167.5 kW system to help offset electricity costs

Flexible Uses: By virtue of its flexible zoning (Light Industrial - LI) and generous column spacing (35' 0" X 28' 9") the building can accommodate a variety of uses including, supply house, manufacturing, warehousing and distribution

High-Quality, Physical Structure: The building is very well constructed featuring a steel frame structure, masonry block walls, a wet fire suppression system, 45 automobile parking spaces and an oversized truck court

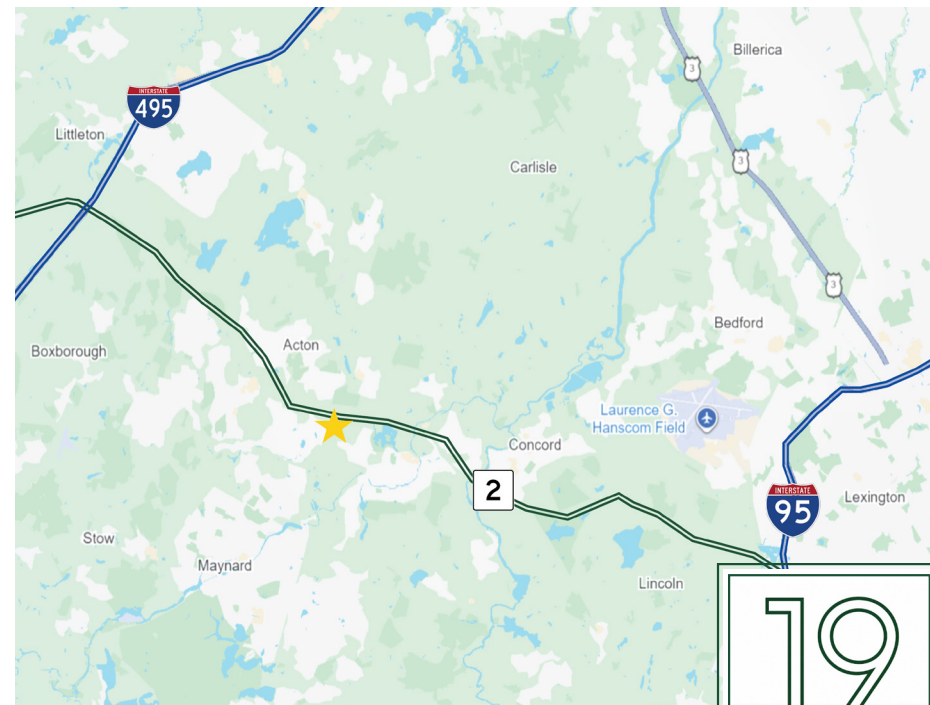




POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,562	15,773	34,019
Average Age	46.7	43.7	44.3
Average Age (Male)	48.1	46.2	44.5
Average Age (Female)	45.7	41.2	43.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,357	5,585	12,548
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$197,068	\$207,026	\$212,889
Average House Value	\$782,877	\$840,785	\$853,610

2023 American Community Survey (ACS)





10 minute drive



15 minute drive

Craig Road
Industrial
Park

8
Loading Docks

36,925
Square Feet

45
Parking Spaces



West Acton
4 Miles

HAARTZ

Craig Rd Industrial Park

HAARTZ MARK T. WENDELL
TEA COMPANY

AVNET EST. 1904

FRAGALE

George
Howell
COFFEE

BIG FOOT
moving & storage, inc

McDonald's

SUBWAY

Atlantic Sea Grill
Restaurant · Bar · Fish Market

TRADER JOE'S

Domino's

Acton Shopping Plaza

DUNKIN' DONUTS

SORRENTO'S
Brick Oven Pizzeria

**NOT YOUR
AVERAGE JOE'S**

SANTA FE
BURRITO GRILL

Starbucks

Roche Bros. T.J. maxx

2

Phoenix Controls

TELEDYNE

Teledyne Acton Optics

West Concord
2.2 Miles

Powder Mill Plaza

ANYTIME FITNESS

ALDI

GMC

PRIME STORAGE

Ford

DUNKIN' DONUTS

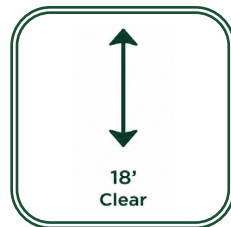
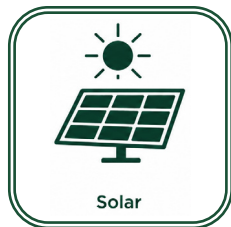
Wendy's

Maynard
3.5 Miles

2

3 Minutes to Route 2

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HIGHLIGHTS

Ample Loading	6 exterior tailboards (5 with levelers) and an oversized, drive-in bay with 2 additional tailboards
Heavy Power	Eversource provides an 800 amp service at 240/120V, Three Phase, 4-Wire
Racking Available	The existing pallet racking will be made available to the tenant, creating an almost turnkey occupancy







Rob McGarry
Vice President

rob@obriencommercial.com
978-209-3211

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