




**Image is a building rendering*

Full Building Availability

 **JLL** SEE A BRIGHTER WAY

For lease

±67,500 SF

Industrial Space Available

6 Willow Road
Ayer, MA

Full-Building Industrial Opportunity

JLL is pleased to present a full-building industrial opportunity at 6 Willow Road, Ayer, MA. The building largely consists of open warehouse space, outfitted with eleven loading docks and one oversized drive-in door. Complete with $\pm 3,000$ SF of mezzanine/office, 6 Willow Road is efficiently built for operation. Just off of Route 2A, the property allows for easy access to Interstate 495, and is just minutes from downtown Ayer's host of retail offerings.



**Image is a building rendering*

Utilities

Gas:	National Grid
Electric:	National Grid
Water/Sewer:	Municipal
Telecom:	Comcast

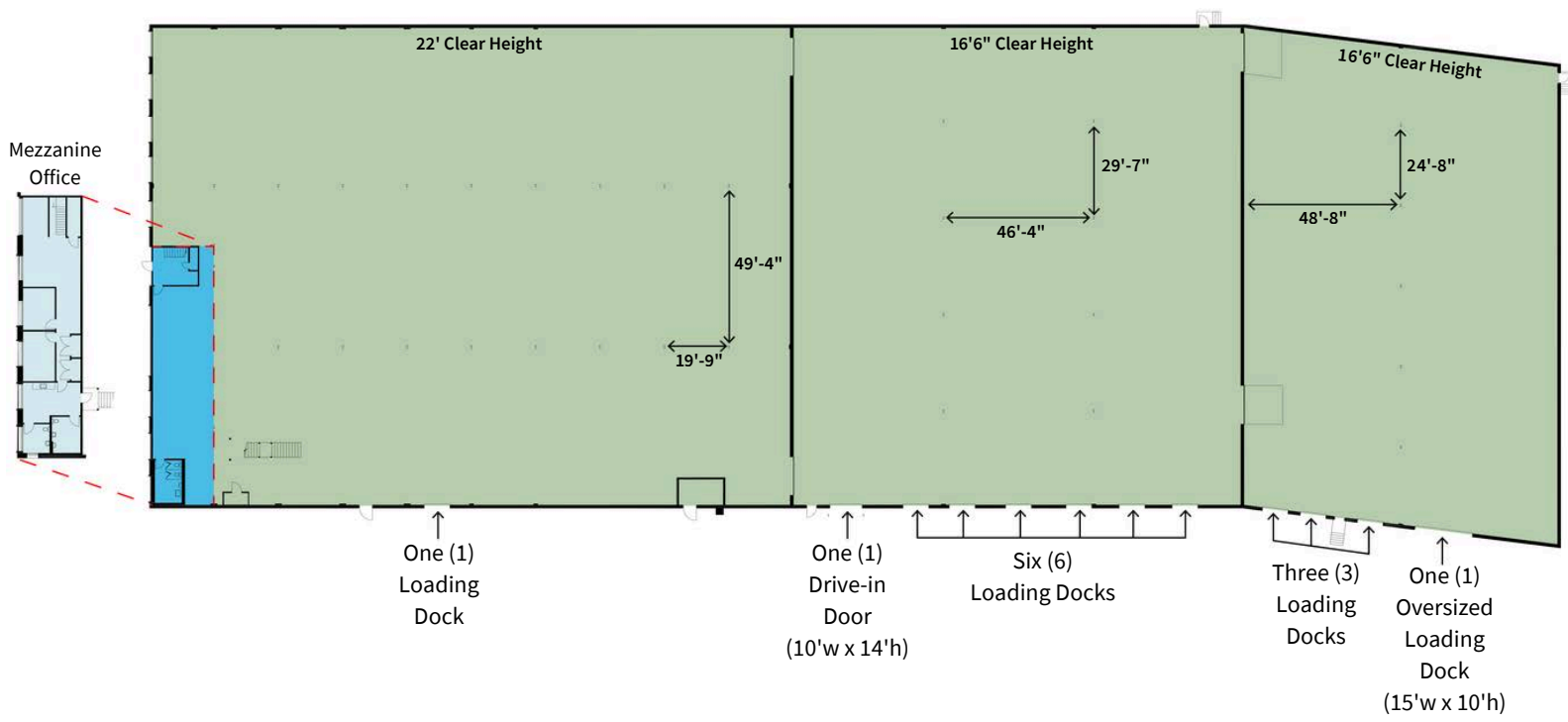
Building Specifications

Building Size	$\pm 67,500$ SF
Available Space	$\pm 67,500$ SF
Warehouse	$\pm 64,500$ SF
1st Floor Office	$\pm 1,500$ SF
Mezzanine Office	$\pm 1,500$ SF
Clear Height	
Warehouse:	16'6" - 22'
Loading	Ten (10) Loading Docks One (1) Oversized Dock (15'w x 10'h) One (1) Drive-in Door (10'w x 14'h)
Parking	65 Spaces
Power	600A, 120/208V, 3-P
Column Spacing	Varies
Sprinklers	Dry System
Zoning	Industrial
Construction	Masonry
Heating	Gas
Floor	6" Concrete Slab
Roof	EPDM

Floor Plan

±67,500 SF Available

- Warehouse: ±64,500 SF
- Office: ±1,500 SF
- Mezzanine Office: ±1,500 SF



Prime Location



Corporate Neighbors



Easy Access

				Worcester, MA 40 min 32.5 mi
1 min 0.5 mi	7 min 3.4 mi	7 min 3.4 mi	16 min 13.2 mi	Boston, MA 50 min 41.9 mi
				Manchester, NH 55 min 38.3 mi

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