



525 GREAT RD

LITTLETON, MA

99,922 SF INDUSTRIAL BUILDING FOR LEASE

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

99,922 SF Industrial Building Available for Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17	88	672
Total Population	48	253	1,863
Average HH Income	\$238,048	\$251,308	\$250,774

LOCATION HIGHLIGHTS

- 1 Mile to I-495
- 5 Minutes to Route 2
- 10 Miles to Route 3
- 15 Minutes from Lowell
- 30 Minutes to Worcester
- 45 Minutes to Boston

PROPERTY SPECS

Building Size:	99,922 SF
Office Space:	9,949 SF
Lot Size:	7.86 AC
Clear Height:	27'8"-31'8" (warehouse) 15'8"-19'7" (shipping area)
Loading:	Six (6) tailboard docks with dock levelers
Year Built:	1975 (original) 2004 (expansion)
Air Conditioning:	Office Only
Sprinkler:	Wet system
Lighting:	LED (replaced in 2020)
Roof:	Standing seam metal roof
Parking:	95 Spots
Heat:	Propane
Zoning:	IA, Littleton Village Overlay District West
Available:	11/1/2026
Lease Rate:	\$9.95 NNN

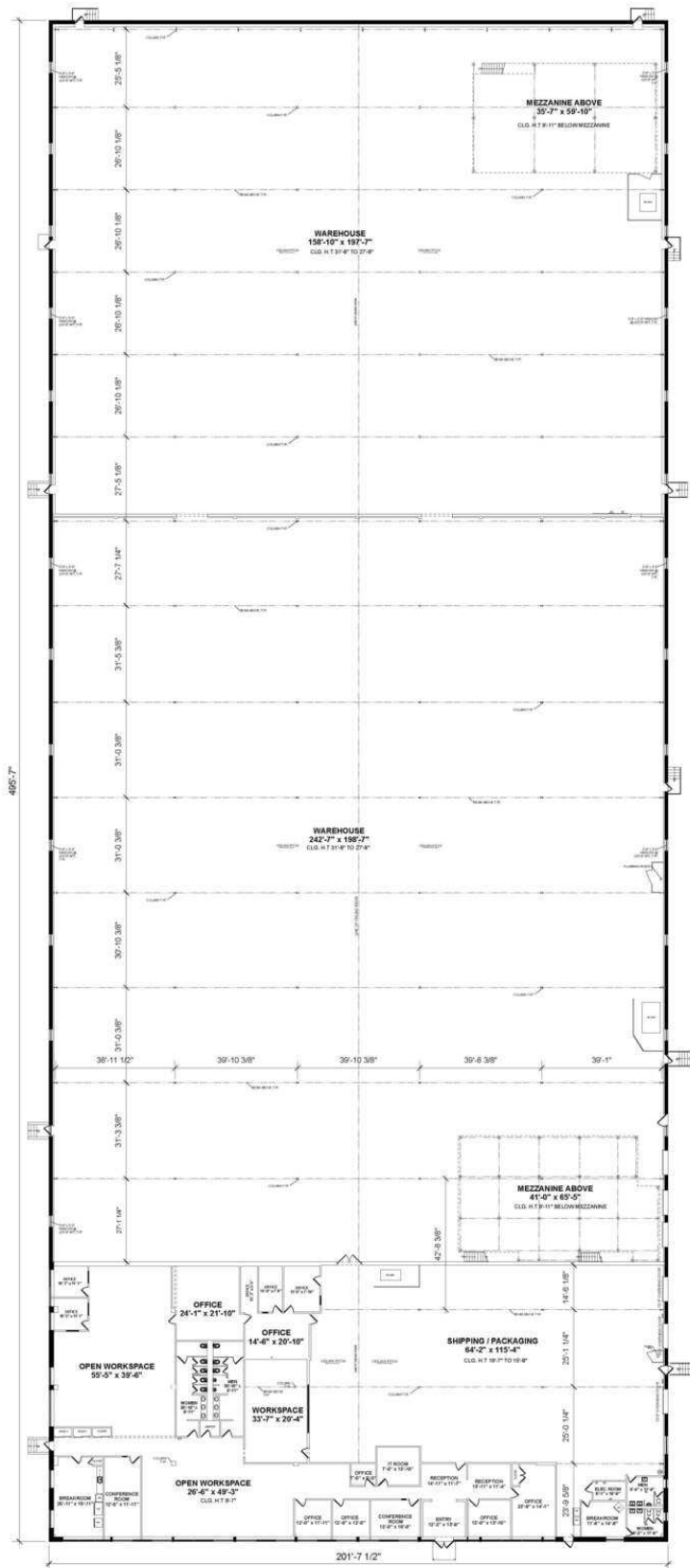
ADDITIONAL PHOTOS







FLOOR PLAN



BUILDING AREA CALCULATIONS
 Office Area = 9,949 SF
 Warehouse Area = 99,273 SF
 Total Gross Building Area = 99,222 SF
 Mezzanines = 4,868 SF

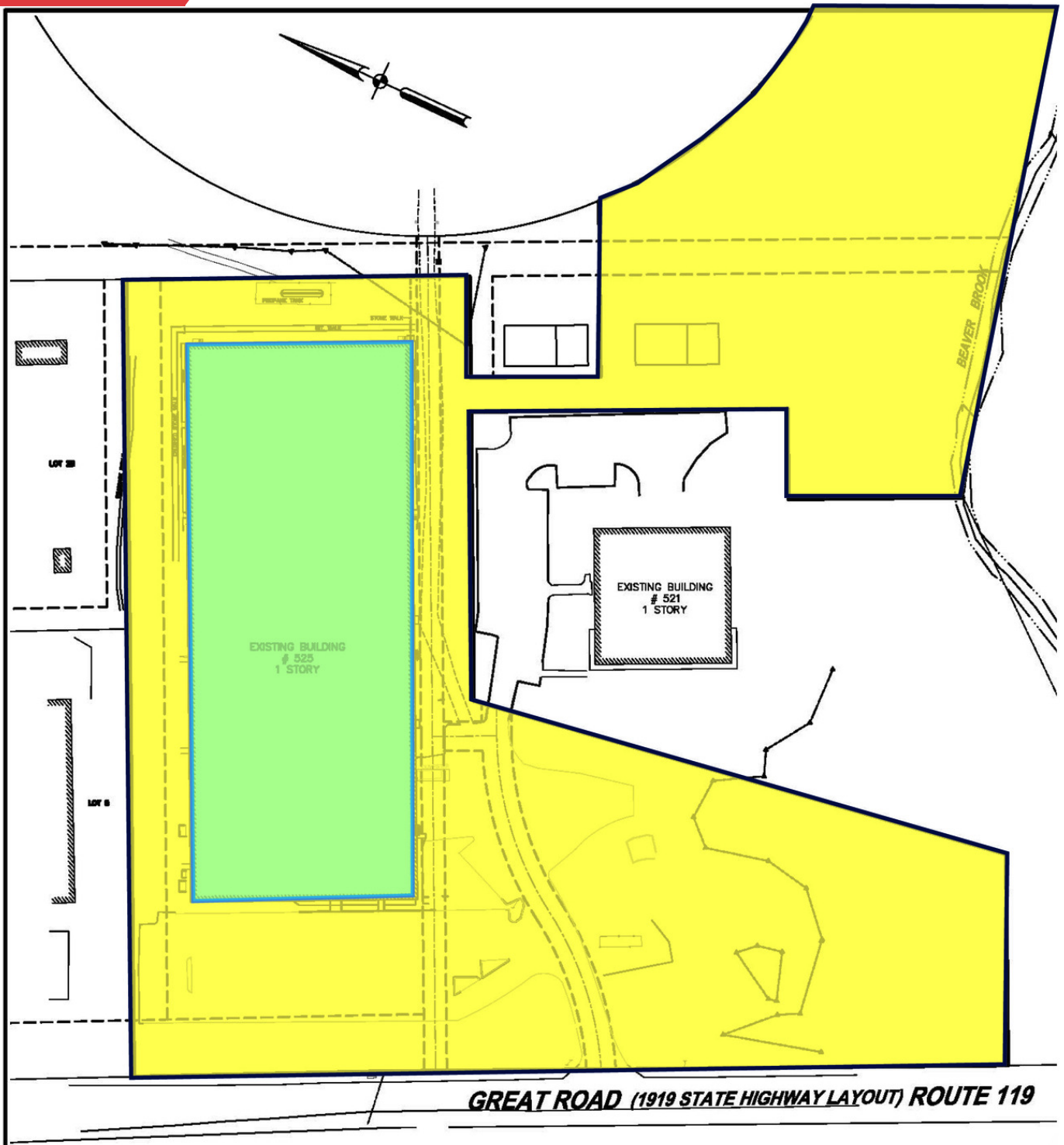
A-1	SHEET TITLE	DESIGNED BY	SCALE	DATE
		DRAWN BY		
FLOOR PLANS		PROJECT NAME	9-2024	

525 GREAT ROAD
 LITTLETON, MA

DESCRIPTION NO.	BY	DATE
REVISIONS		

NATIONAL FLOOR PLANS
 398 COLUMBUS AVENUE, SUITE 100
 BOSTON, MA 02116 (800) 328-0217

SITE PLAN



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