

248 MILL ROAD

CHELMSFORD, MA

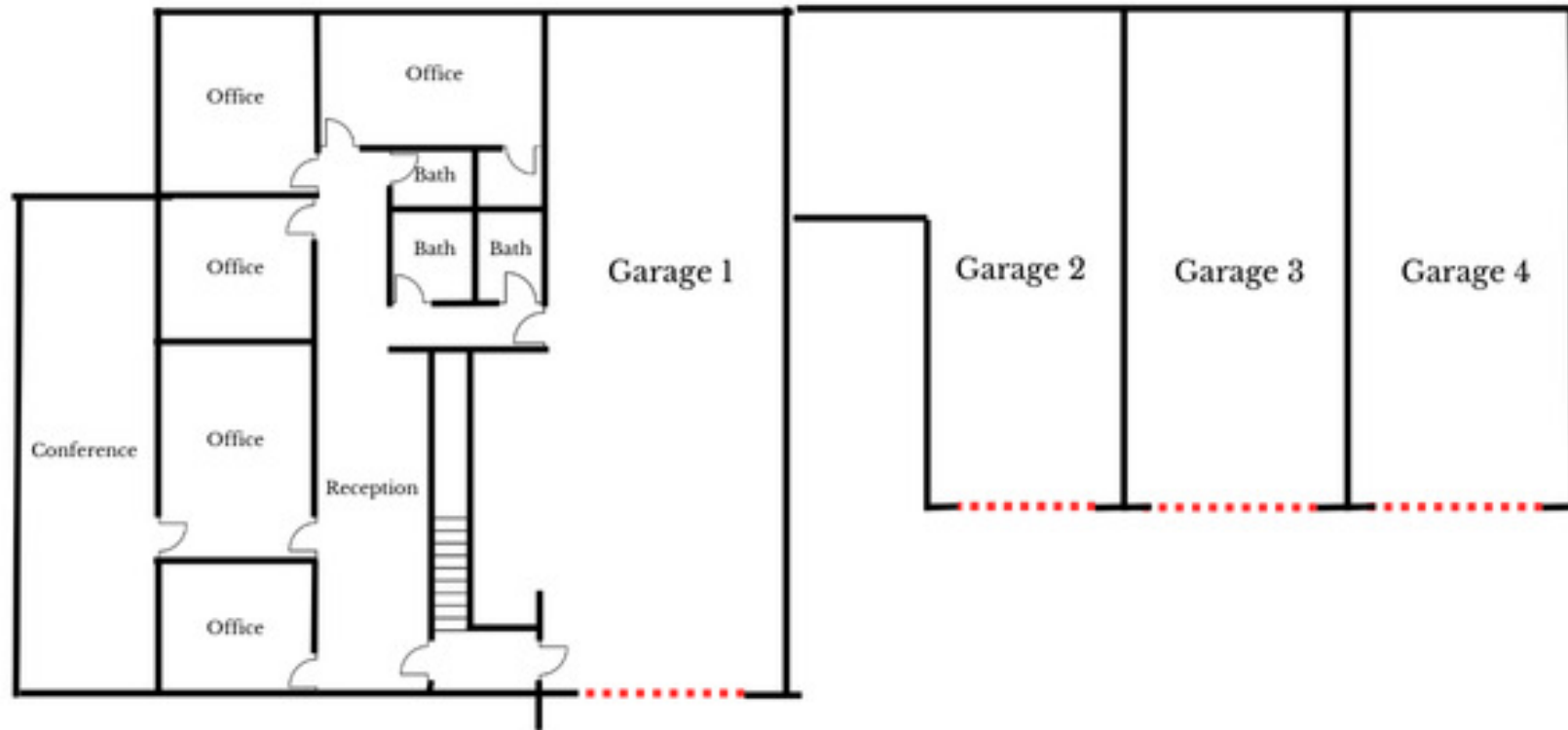


COMMERCIAL
O'BRIEN
PROPERTIES, INC.

6,000 SF For Lease

SUMMARY / SPECIFICATIONS

248 MILL RD CHELMSFORD, MA



PROPERTY DESCRIPTION

O'Brien Commercial Properties is pleased to present an excellent leasing opportunity at 248 Mill Road, a professionally managed, 40,000 SF flex/industrial complex ideally located just off Route 3 and I-129 in Chelmsford, Massachusetts. This property offers excellent visibility, seamless highway access, and flexible space solutions to meet the needs of any small business. Now offering 6,000 square feet of versatile space, perfectly suited for light manufacturing, research & development, warehouse operations, or flexible office configurations.

PROPERTY HIGHLIGHTS

- Year Built: 1998 // Building Size: 40,000 SF
- Zoning: IA/Light Industrial // Stories: Two (2)
- Heat: Natural Gas // Water/Sewer: Town of Chelmsford
- Electricity: National Grid // Loading: Double Door at Grade
- HVAC: Full AC/Heat

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,000 SF
Lot Size:	4.08 Acres
Building Size:	40,000 SF

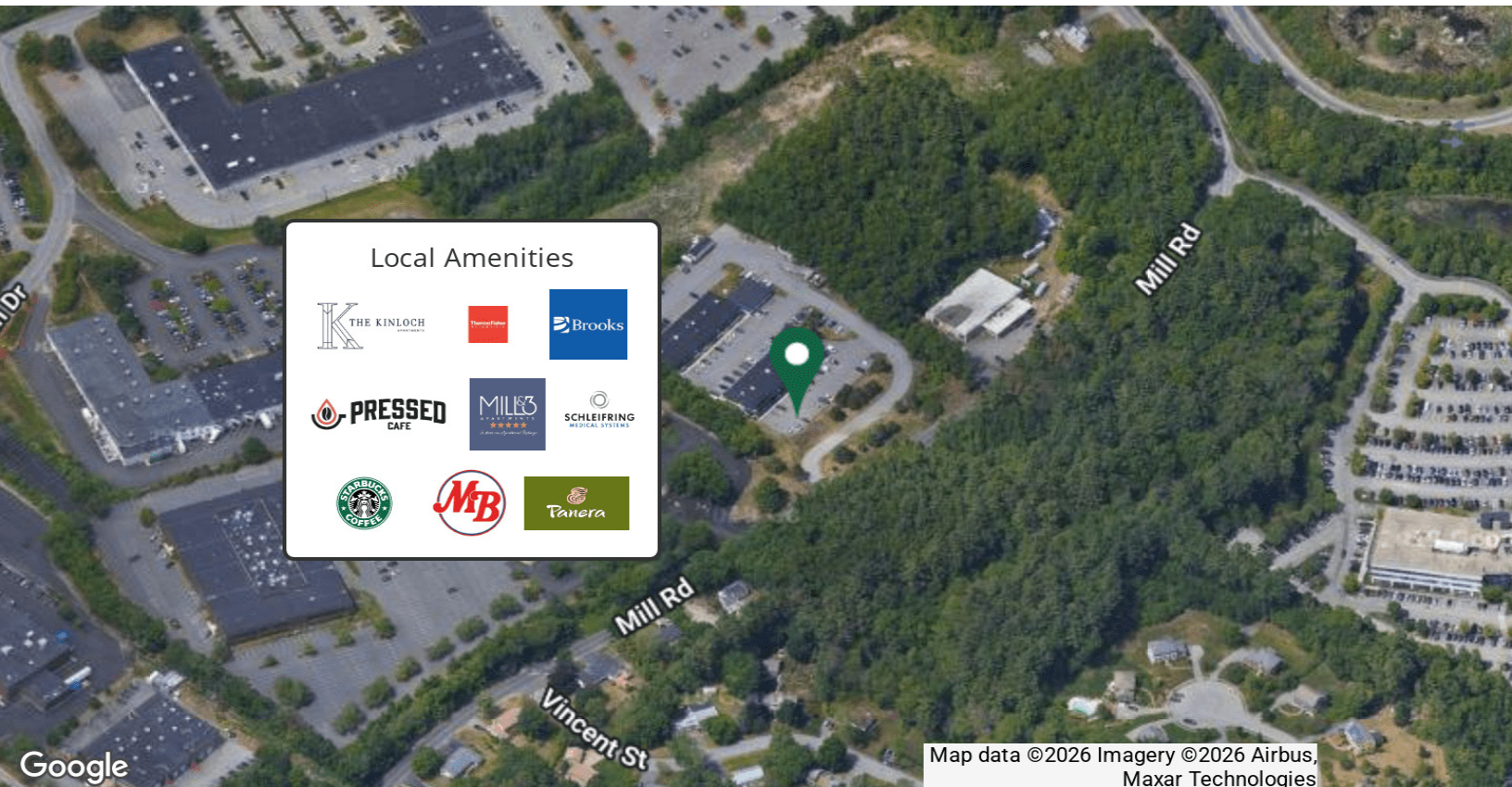
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	307	1,137
Total Population	186	830	2,998
Average HH Income	\$168,727	\$169,974	\$165,081

ROB MCGARRY

Vice President
rob@obriencommercial.com
Mobile: 978.209.3211

PROPERTY / LOCATION

248 MILL RD CHELMSFORD, MA



Local Amenities



Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

ROB MCGARRY

Vice President
rob@obriencommercial.com
Mobile: 978.209.3211

COMMERCIAL
O'BRIEN
PROPERTIES, INC.



248 MILL ROAD

CHELMSFORD, MA



ROB MCGARRY

Vice President

Mobile: 978.209.3211

rob@obriencommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.