

CHELMSFORD, MA



131,430 RSF AVAILABLE
Office / Advanced Manufacturing Space | For Lease **NEWMARK**

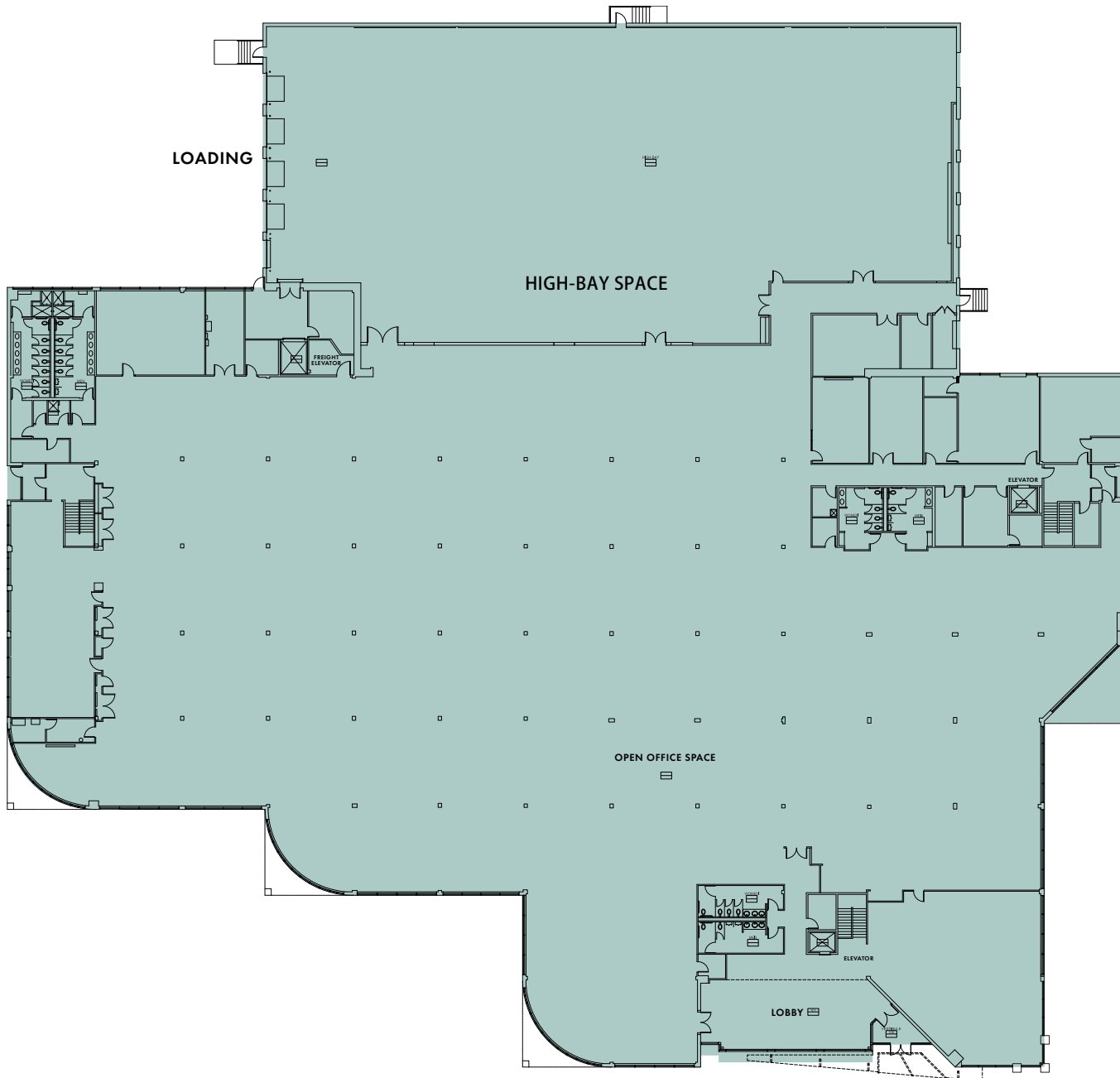


BUILDING OVERVIEW

ADDRESS	5 Omni Way Chelmsford, MA 01824
SF	131,430 RSF
CLEAR HEIGHT	12' - 22'
POWER	3,000 amps, 480v, 3-phase
BACKUP POWER	500kW Backup Generator UPS
LOADING DOCK	5 Tailboard
PARKING SPACES	5/1000

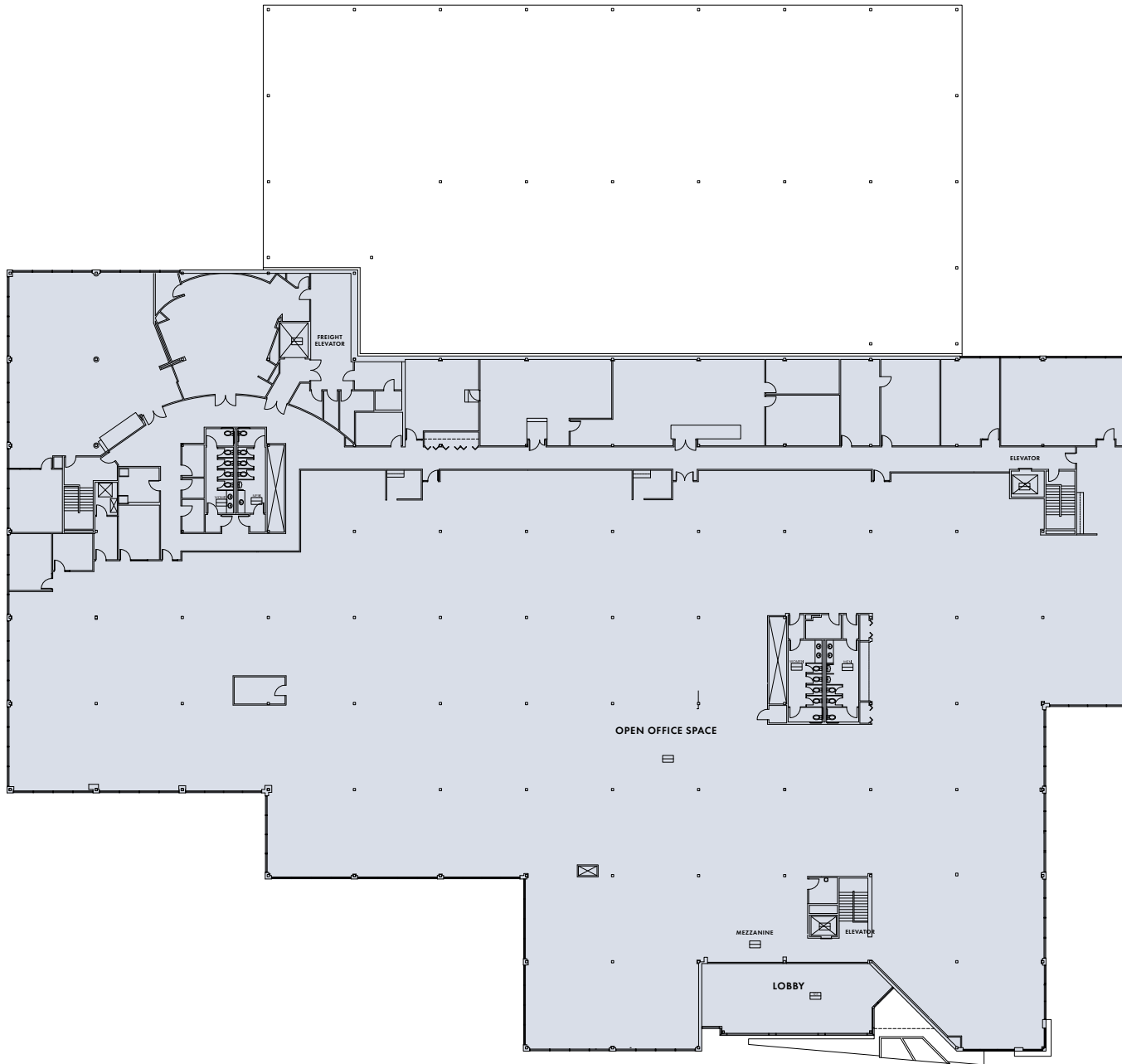
SEWER	Chelmsford
WATER	Chelmsford
ELEVATOR	• Two (2) 3,600 lb Passenger • One (1) 5,000 lb Freight
AMENITIES	• Full Cafeteria on 2nd Floor • Fitness Center with Lockers and Showers





FIRST FLOOR

76,259 SF



SECOND FLOOR

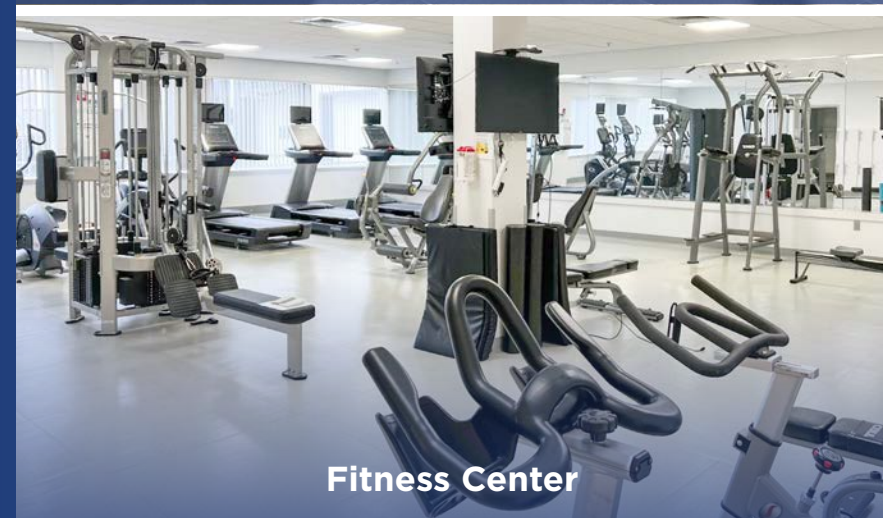
55,171 SF



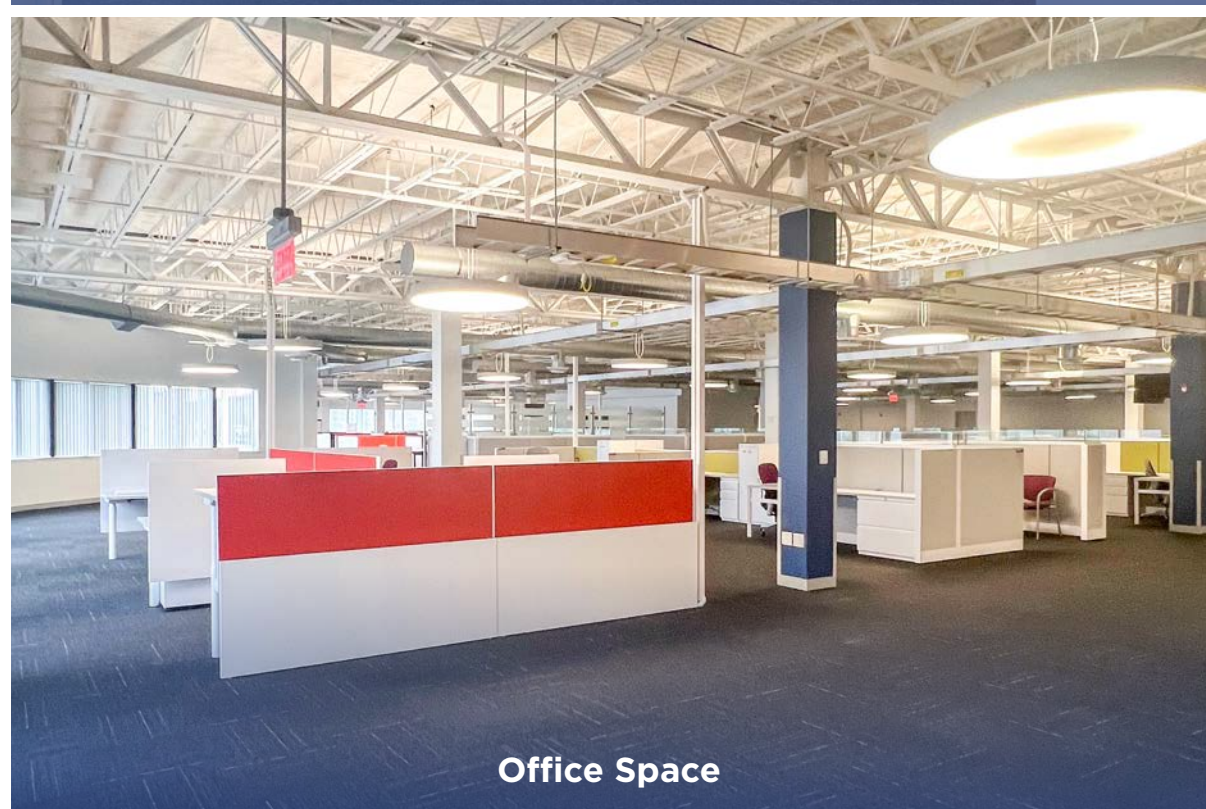
Lobby



High-Bay Space



Fitness Center



Office Space



Freight Elevator



Electrical Room



Backup Generator



Loading Docks



LOCATION

Located in the heart of Boston's I-93 N / Route 3 N technology corridor, 5 Omni Way is a unique blend of Class A office space and 22' clear production space with heavy power and tailboard loading. Positioned almost equidistance from Route 128 / I-95 and New Hampshire, 5 Omni Way will allow tenants to draw on a broad geography of the region's top engineering talent.

5 MILES
to Lowell

10 MILES
to Burlington

24 MILES
to Boston

16 MILES
to New Hampshire



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