

# 807

STERLING RD

LANCASTER - MA 01523

**INDUSTRIAL  
LIFE SCIENCES  
R&D  
MANUFACTURING**



COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

# PROPERTY SUMMARY/SPECIFICATIONS

## SUMMARY

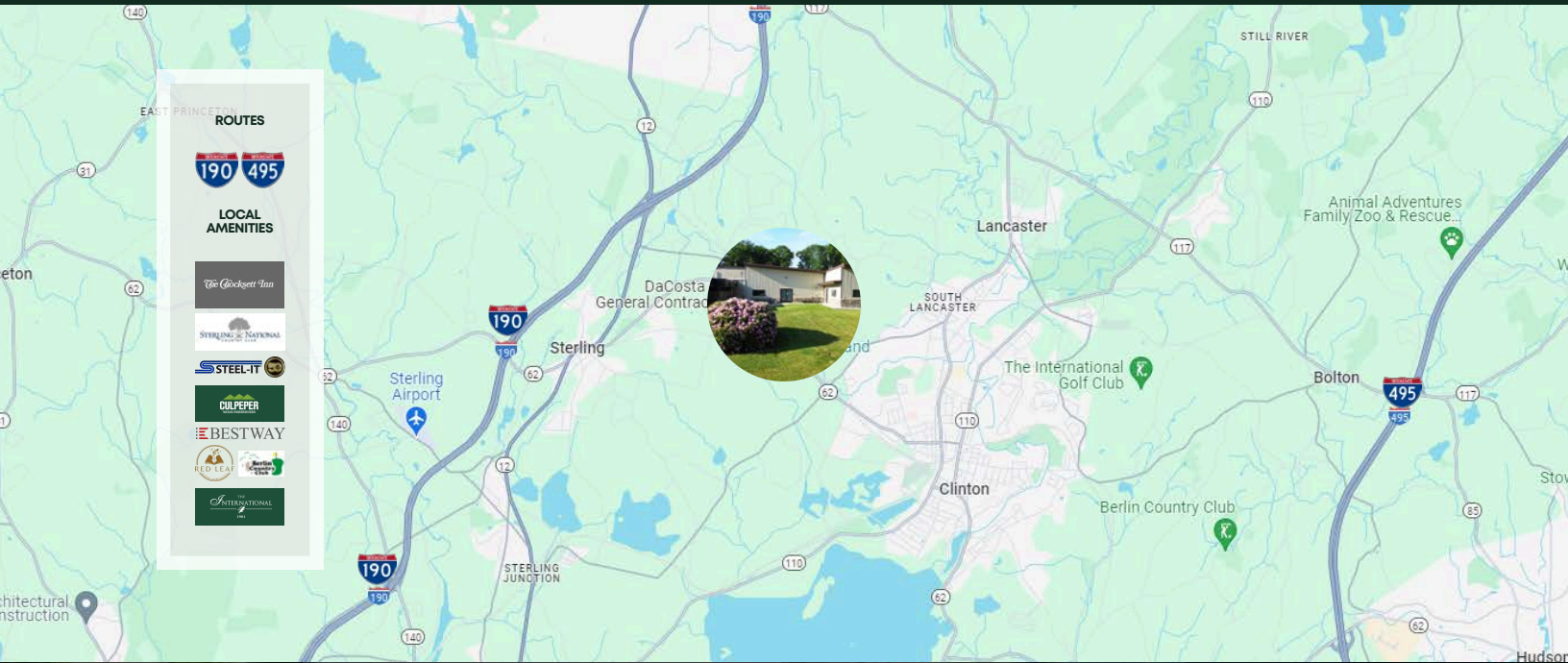
807 Sterling road is a premier flex property located minutes from access to I-190. Perfect for contractors and manufacturers looking for flex space, 5,080 SF is immediately available for lease with potential expansion opportunities. Parking on site is ample, with direct drive in access and a hydraulic system complete with a 3 ton and 1 ton crane.



## SPECIFICATIONS

- . WAREHOUSING
- . MANUFACTURING
- . ASSEMBLY
- . R&D
- . OFFICE
- . ZONING: I
- . BUILDING SIZE: 29,000 SF
- . LOT SIZE: 2.70 AC
- . POWER SUPPLY: 400A/208V/3P
- . WET SPRINKLERS

# THE PROPERTY/LOCATION



**5,080 SF OF SPACE AVAILABLE**

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