



7 STUART ROAD

CHELMSFORD, MA

FOR LEASE | 14,700 - 47,100 SF +/- FLEX/LIGHT MANUFACTURING BUILDING

- 47,100 SF +/- Total Available
- Subdivides to 14,700 SF
- 12'3" Clear Height
- 100% AC

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL



PROPERTY DESCRIPTION

14,700 - 47,100 SF +/- SF Flex/Light Manufacturing Building.

The building is fully air-conditioned with 3,600 amps of power, three loading docks, and flexible layouts that subdivides to 14,700 square feet. Less than a mile from Route 3 and 25 miles from Boston, it provides exceptional access in a premier industrial park.

PROPERTY HIGHLIGHTS

- 47,100 SF +/- Available
- 6,500 SF of Office/Flex on the Second Floor Available
- Less than 1 mile from Route 3

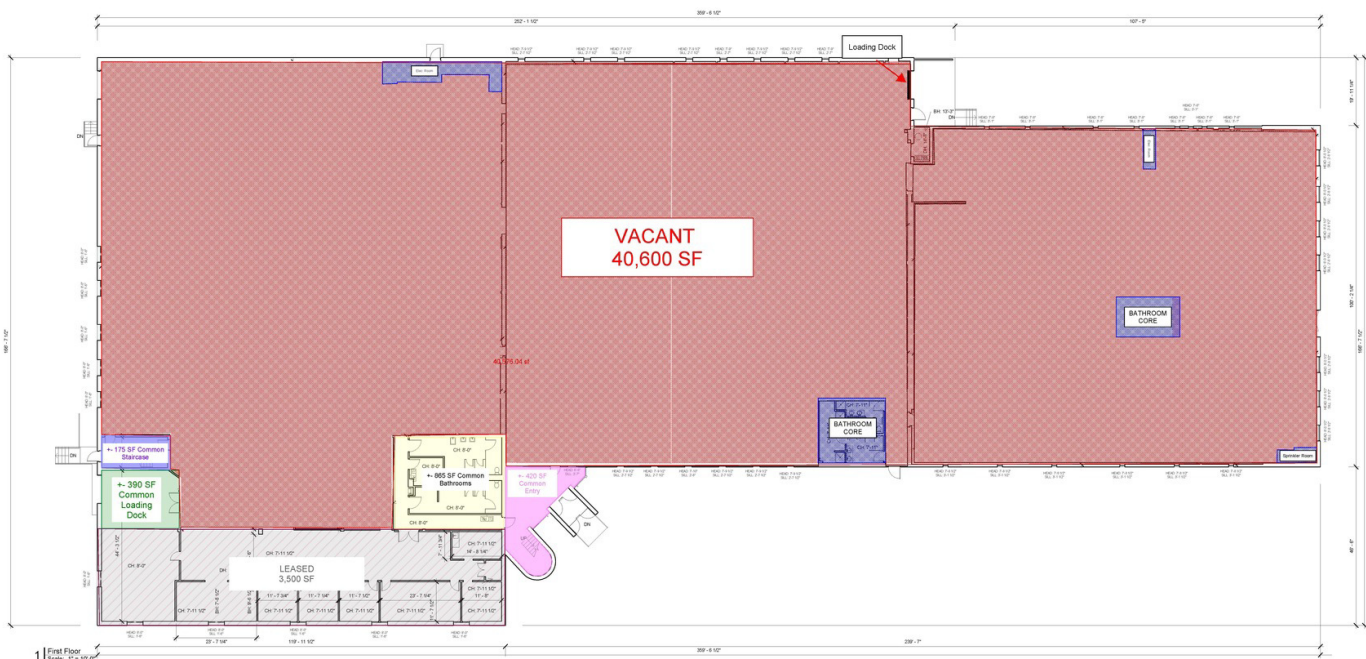
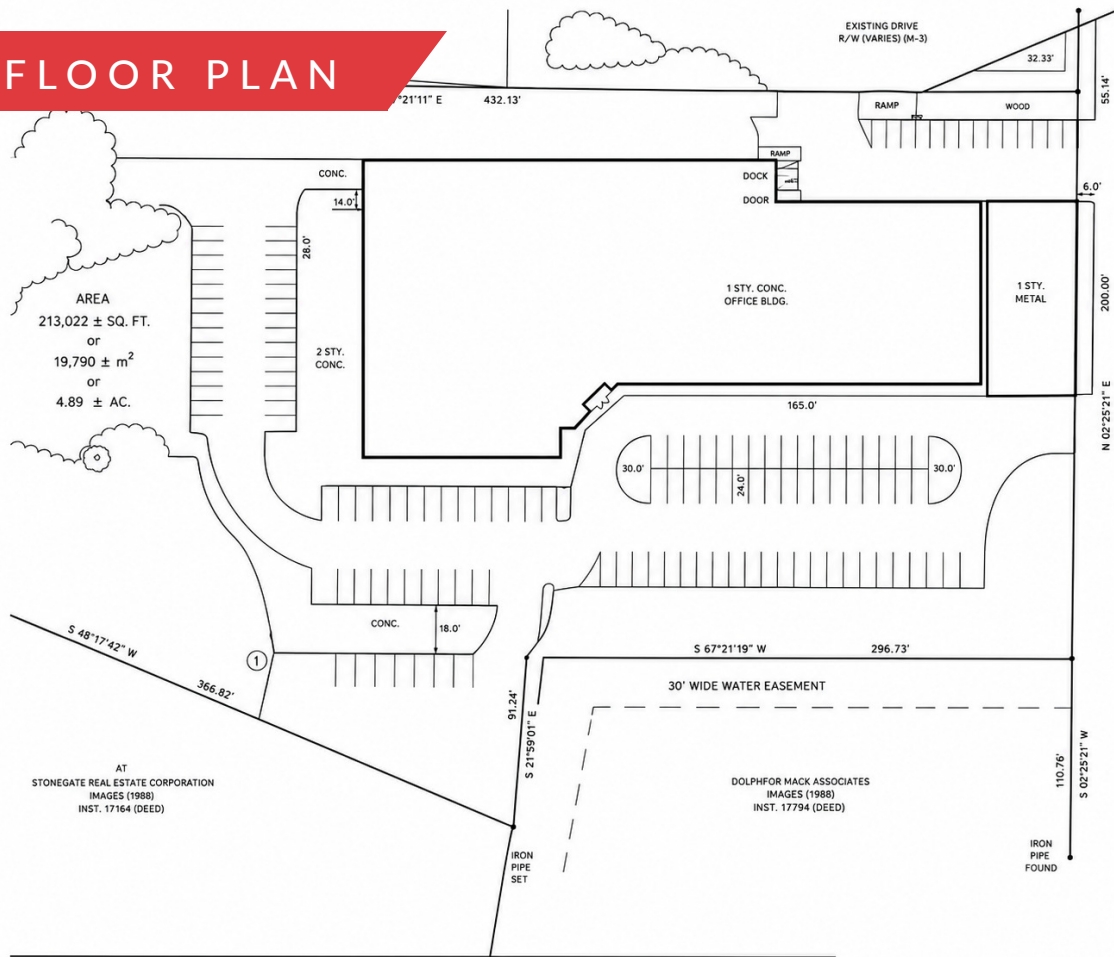
PROPERTY SPECIFICATIONS

Space Available:	14,700 - 47,100 SF +/-
Lot Size:	4.8 Acres
Power:	3,600 Amps
Clear Height:	12'3"
Lease Rate:	\$13.95 NNN
NNN:	\$2.92/SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,098	72,133	163,601
Total Population	58,444	190,727	438,127
Average HH Income	\$112,921	\$98,399	\$124,685



SITE & FLOOR PLAN



7 Stuart Road

Chelmsford, MA

EXISTING CONDITIONS

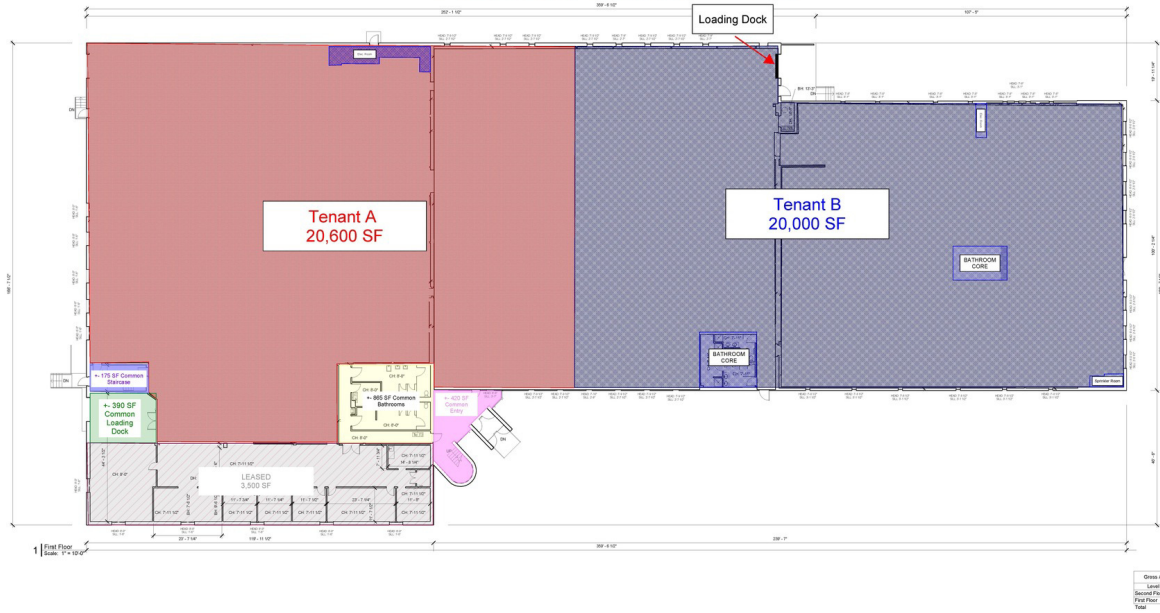
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Project Number: 0196108030

Existing Floor Plans

Proposed Subdivision #1



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Chelmsford, MA

EXISTING CONDITIONS

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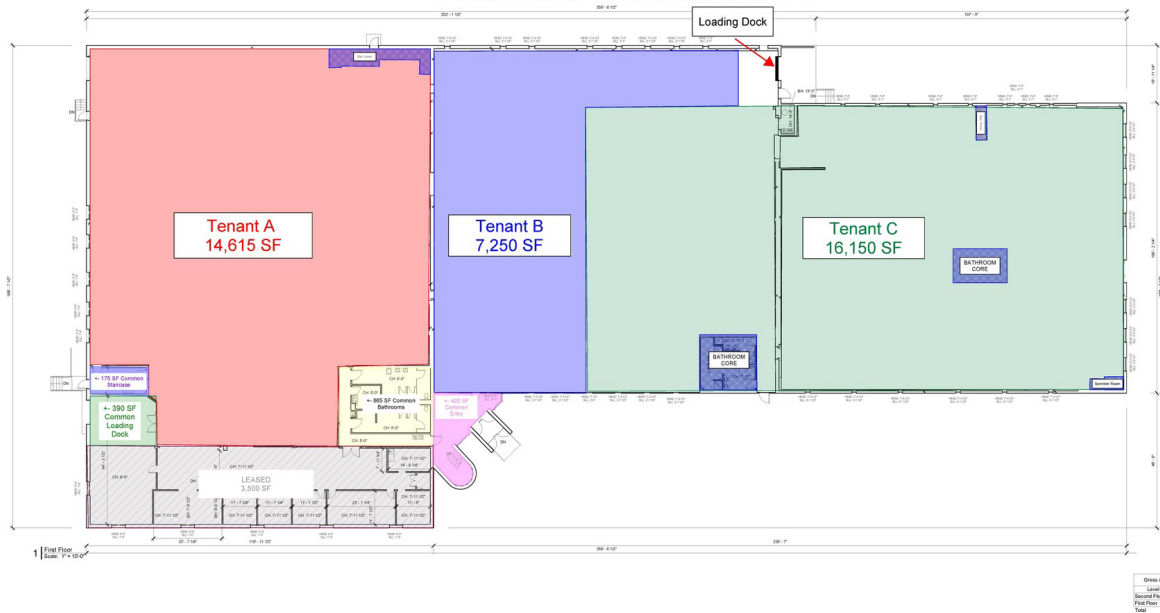
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Existing Floor
Plans

Level	Area
Second Floor	7233 sq ft
First Floor	40950 sq ft
Total	54183 sq ft

Date: 7/24/2023	EX01
Scale: 1" = 10'-0"	

Proposed Subdivision #2



7 Stuart Road

Chelmsford, MA

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CONDITIONS**

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Instructions:

1. Is a resource available for download? Is it a full or abbreviated version of the primary source? What is the format of the document? (e.g., PDF, HTML, etc.)
2. Is the document available in a language other than English? If so, what is the language? Do you have any other resources that would provide a translation of the document?
3. Is the document available in a format that is accessible to students with disabilities? (e.g., Braille, large print, etc.)
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Notes:

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Project Number: 8756789630

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Plans

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Second Floor	7233 sq ft
First Floor	40950 sq ft
Total	54183 sq ft

Date: 7/24/2023	EX01
Scale: 1" = 10'-0"	

HIGHWAY PROXIMITY

 2.5 MILES
5 MIN

 0.8 MILES
3 MIN

 10.5 MILES
15 MIN

BOSTON, MA
28 Miles | 34 mins
NASHUA, NH
19 Miles | 23 mins

7 STUART RD.
CHELMSFORD, MA

 STOP & SHOP

 T.J. maxx

 Staples

 Michael's

 KOHL'S

 LOWE'S

 CVS

 SUNS[®]

 ThermoFisher
SCIENTIFIC

 cab
we identify more

 ANALOG
DEVICES

 Brooks

 WADDINGTON
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A NOVOLEX BRAND

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 FOUR-IN-ONE CO., INC.
MANUFACTURER OF FINE FOOD PRODUCTS

 Accutronics

 FedEx[®]
Freight

 THE THRONE DEPOT
Portable Restroom & Trailer Company

 Baystate Pool Supplies

 FMS

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