

238 *WESTFORD, MA* LITTLETON ROAD



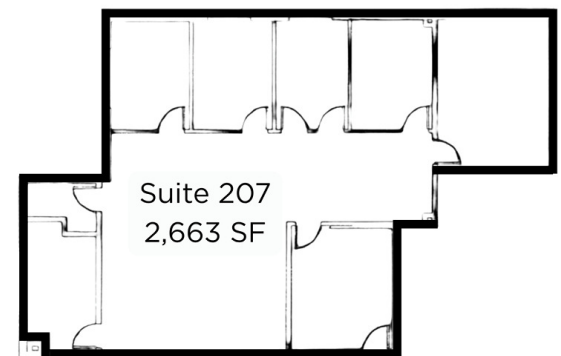
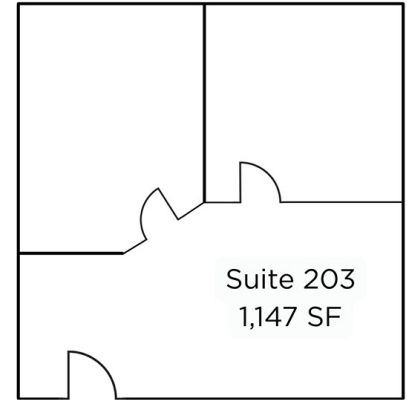
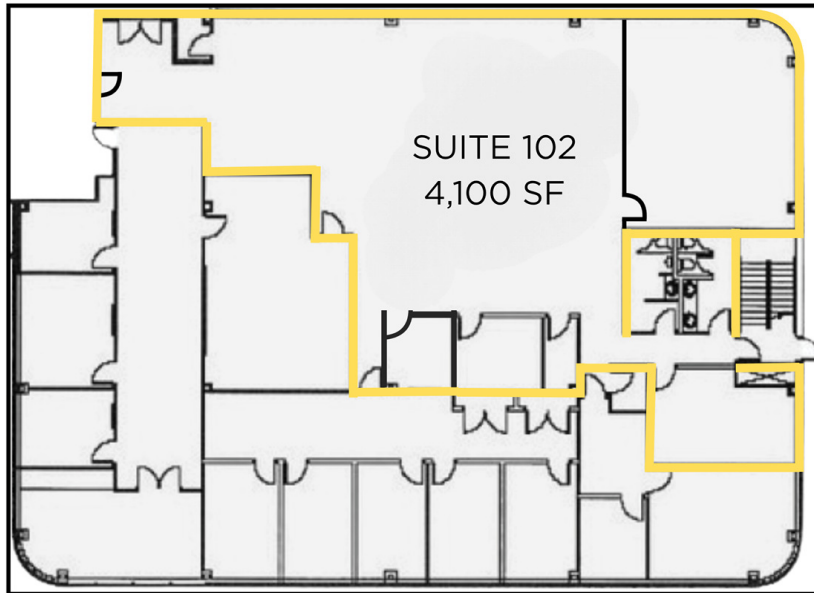
COMMERCIAL
O'BRIEN
PROPERTIES, INC.

1,147 - 4,100 SF For Lease



238 LITTLETON RD

238 LITTLETON RD WESTFORD, MA



PROPERTY DESCRIPTION

238 Littleton Road is a two-story office and flex building encompassing approximately 49,386 square feet on a 5.96-acre lot. Constructed in 1988, the property is zoned Commercial Highway (CH), accommodating a variety of uses including office, light manufacturing, R&D, education, and general services. Strategically located along Route 110, it offers immediate access to Exit 83 off I-495 and is less than a mile from Westford's town center, providing tenants with convenient connectivity and proximity to local amenities.

PROPERTY HIGHLIGHTS

- Year built: 1988 // Size: 49,386 SF // Land: 5.96 AC
- Prominent Signage Available
- Power: 1,200A, 480/277v 3-phase
- Sprinkler: Wet system // Clear Height: 10' to slab
- Loading: Two (2), dock height
- Availability: 4 office and flex suites

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,147 - 4,100 SF
Lot Size:	5.96 Acres
Building Size:	49,444 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 102	Negotiable	4,100 SF
Suite 203	Negotiable	1,147 SF
Suite 207	Negotiable	2,663 SF

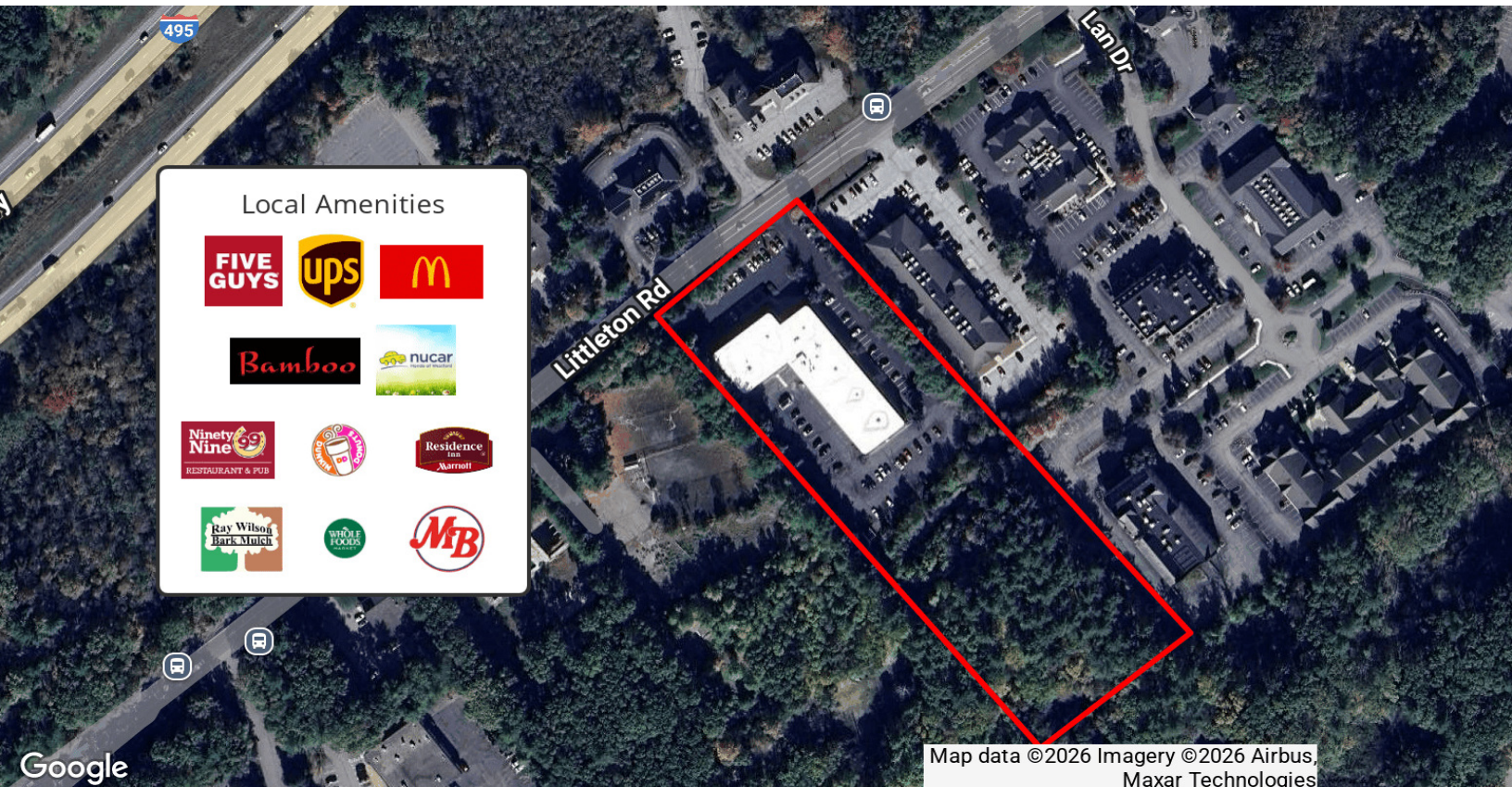
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	107	602
Total Population	88	314	1,689
Average HH Income	\$245,715	\$248,450	\$234,452

ROB MCGARRY

Vice President
rob@obriencommercial.com
Mobile: 978.209.3211

PROPERTY / LOCATION

238 LITTLETON RD WESTFORD, MA



ROB MCGARRY

Vice President
rob@obriencommercial.com
Mobile: 978.209.3211

COMMERCIAL
O'BRIEN
PROPERTIES, INC.



238 LITTLETON ROAD

WESTFORD, 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.