

160

**AYER RD
UNIT #4**

LITTLETON, MA

**INDUSTRIAL
CONDOMINIUM**

FOR LEASE
3,388 SF

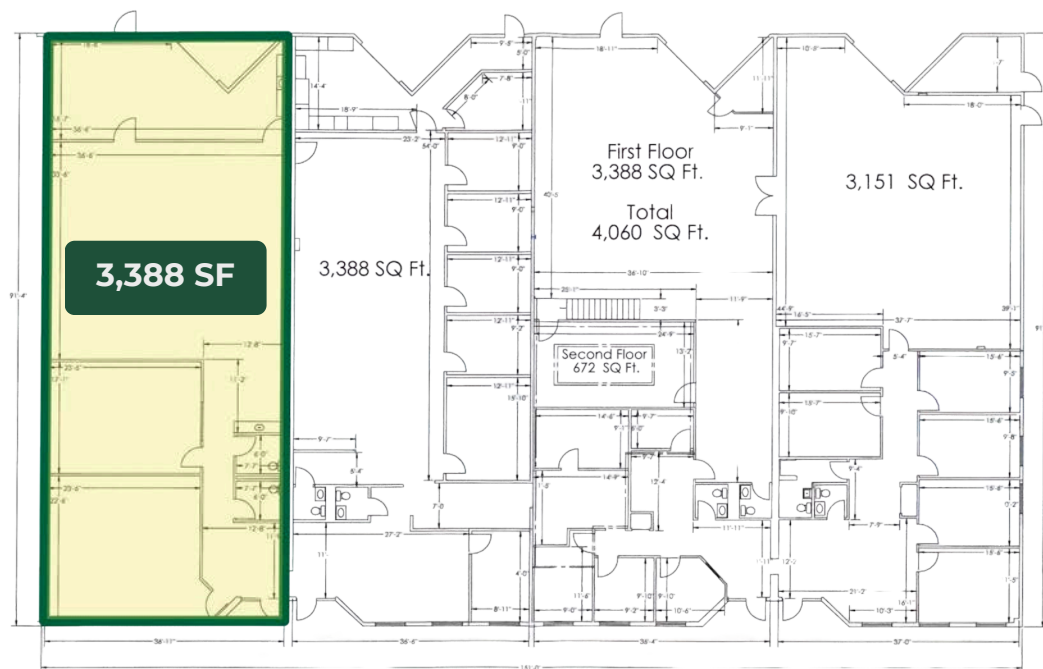


COMMERCIAL
O'BRIEN
PROPERTIES, INC

PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

Modern office condominium located away from the bustling Route 2A, just minutes from Route 495 and Littleton Common, within a professionally landscaped six-unit commercial complex. There is convenient parking available right at the entrance. The unit is fully accessible and includes two restrooms designed for handicapped access. Additionally, provisions for a loading dock are available at the rear of the unit. Located approximately 1.69 miles from I-495.

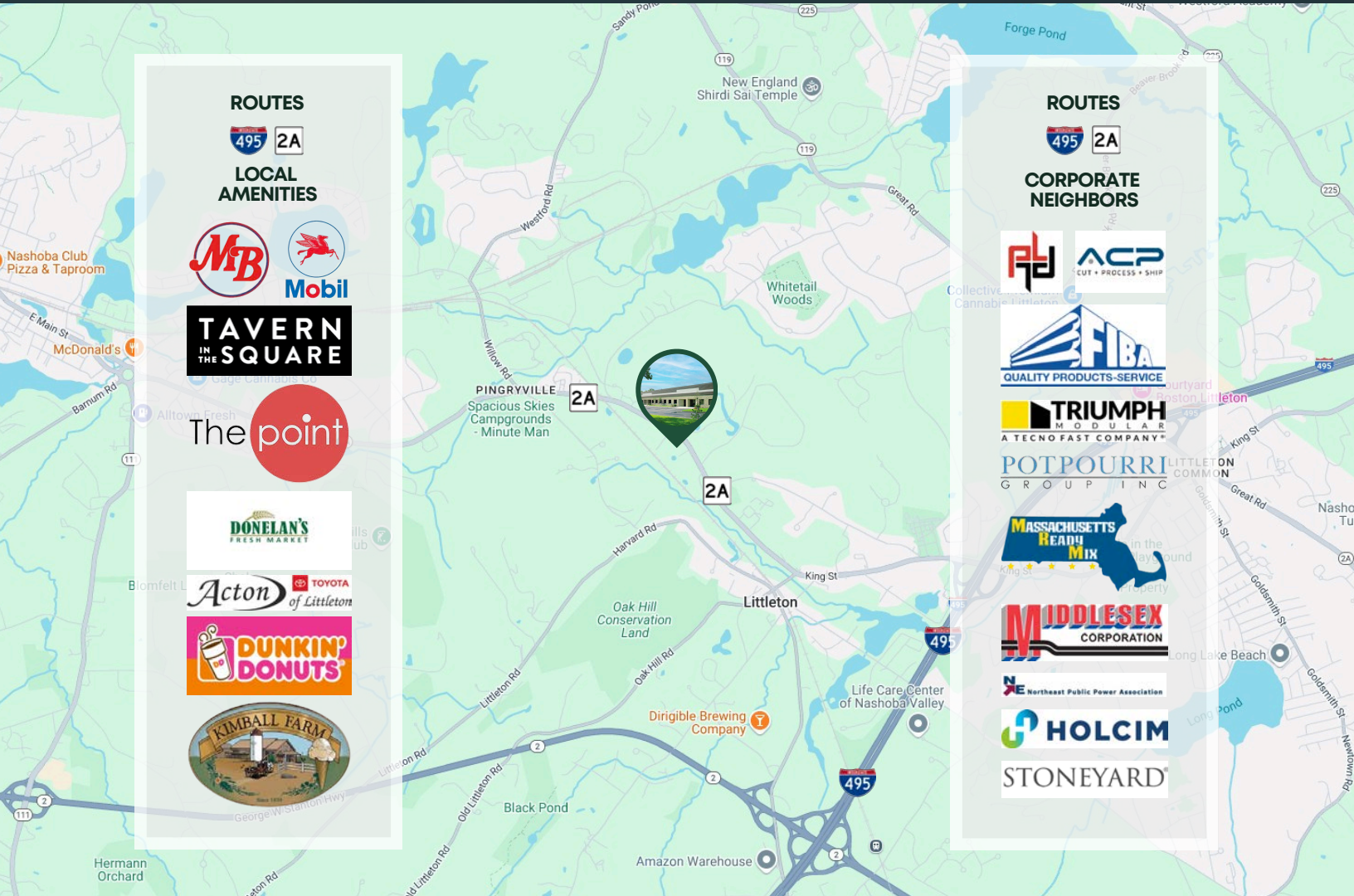


SPECIFICATIONS

- Year Built: 1985
- Flex light industrial
- 3,388 SF of space available
- Building Area: 20,352 SF
- Land: 2.26 AC
- Electric: Town of Littleton (LELWD)
- Water: Town of Littleton (LELWD)
- CAM = \$3.00/PSF
- RE TX = \$2.65
- Air conditioning
- Sewer: Septic
- Heating: Gas
- 1 (One) loading dock
- Approximately 1.69 miles from I-495

3,388 SF LIGHT INDUSTRIAL/FLEX CONDOMINIUM

THE PROPERTY/LOCATION



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ERIC O'BRIEN
PRESIDENT

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