

364 LITTLETON RD

WESTFORD, MA 01886

INDUSTRIAL PROPERTY FOR LEASE



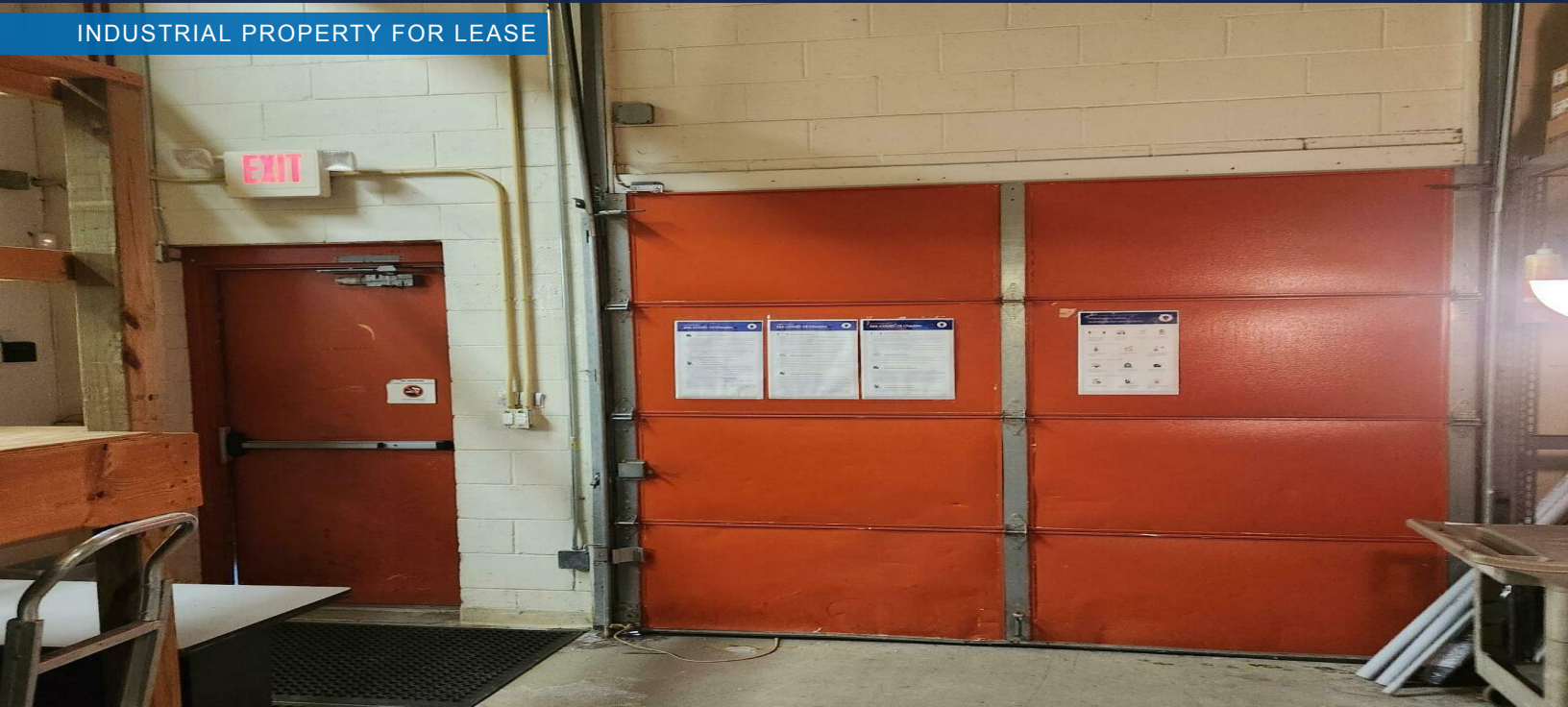
Bernard Gibbons
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PROPERTY DESCRIPTION

ABG Commercial has been exclusively retained to offer 4200 square feet of industrial/flex space at 364 Littleton Road Westford MA. The space boasts a thoughtful balance of office, assembly and warehousing capability with a drive-in door for deliveries. The office area is well appointed with a conference room and lobby seating area as well as a kitchenette. The warehouse area has 16-foot ceilings with extra mezzanine storage. The attractively constructed building offers tremendous curb appeal and its location on route 110 is conveniently located to all of the area's ample amenities.

PROPERTY HIGHLIGHTS

- Modern industrial/flex space
- High ceilings and ample natural light
- Flexible floor plan options
- Convenient access to major transportation routes
- Secure and well-lit premises
- Loading docks and/or drive-in doors
- Customizable office and warehouse space

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,200 SF
Lot Size:	2.5 Acres
Building Size:	28,000 SF

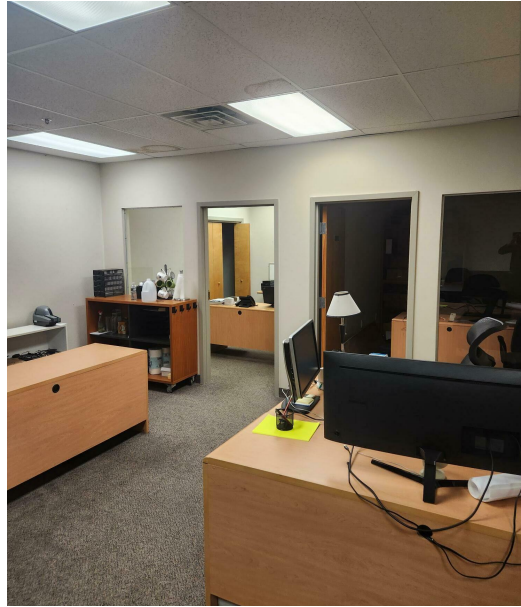
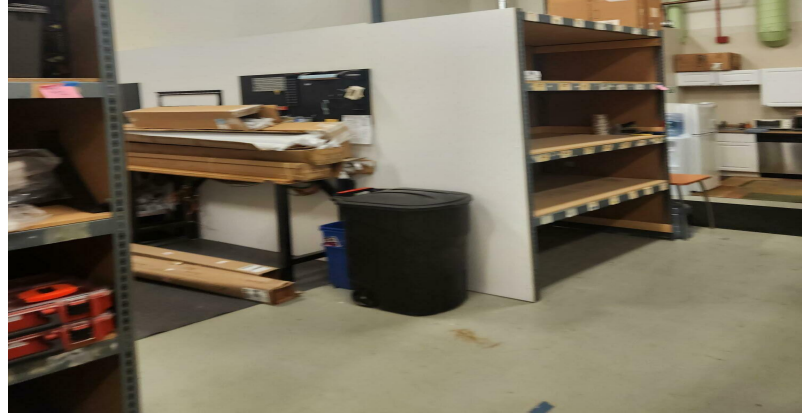
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	30	148	748
Total Population	90	441	2,092
Average HH Income	\$257,499	\$266,259	\$249,993

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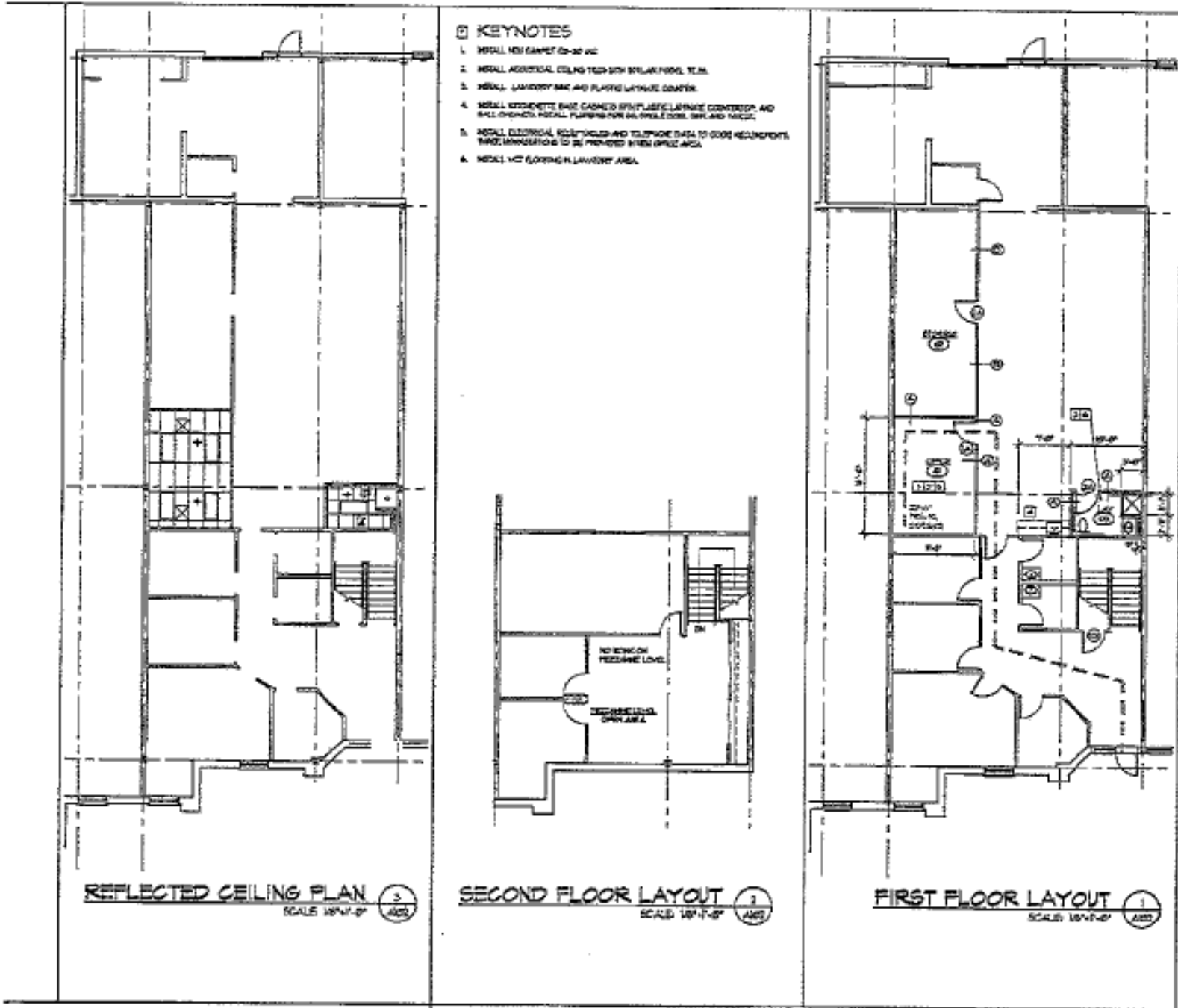


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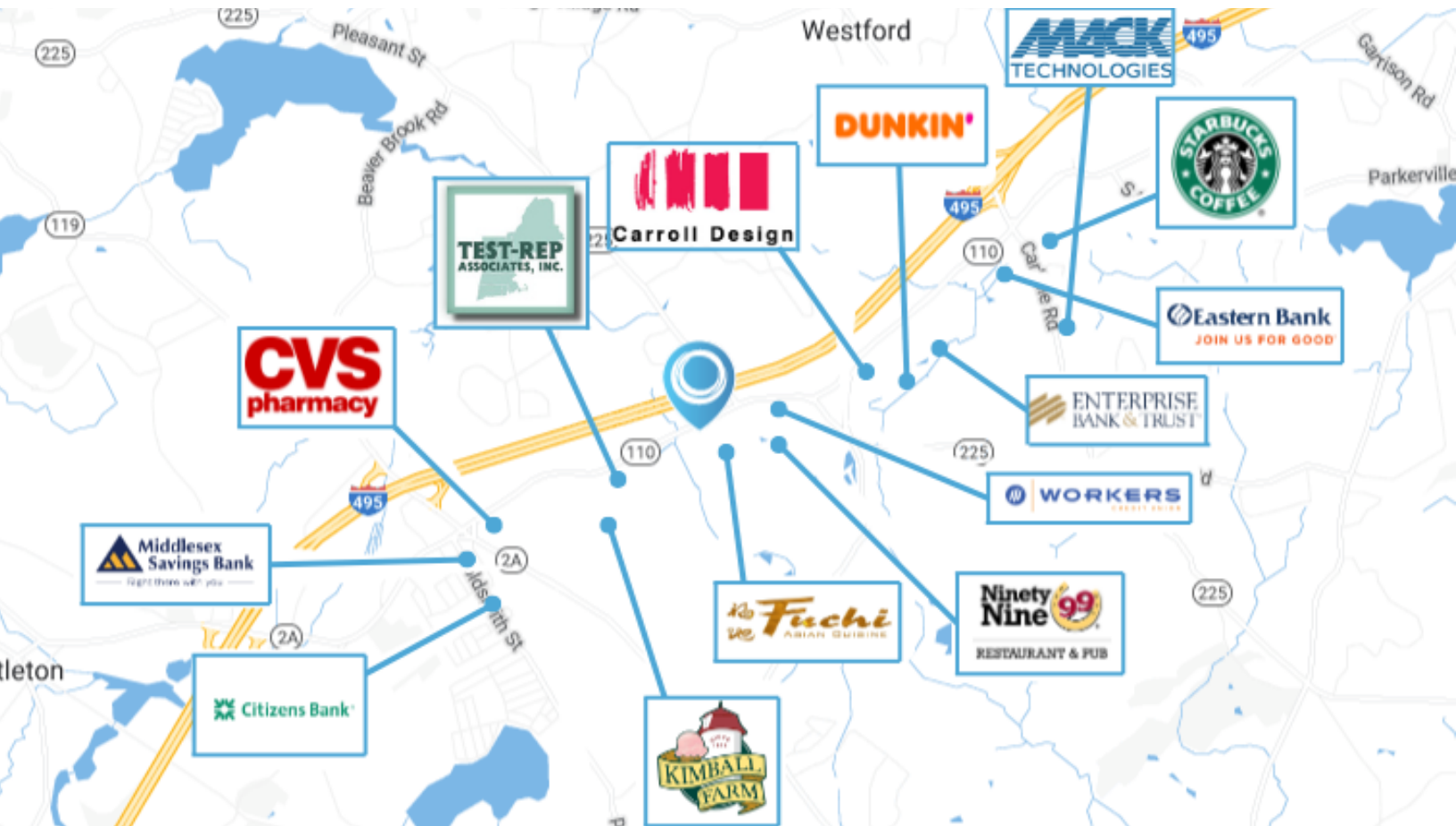
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LOCATION DESCRIPTION

Situated in the heart of Westford, MA, the area surrounding the property at 364 Littleton Rd provides an ideal backdrop for industrial and flex space tenants. With easy access to major routes including I-495 and Route 110, the area ensures seamless connectivity for logistics and transportation needs. The property's surroundings emphasize the perfect blend of accessibility and community appeal, making it an attractive choice for industrial and flex space tenants seeking a well-connected and thriving business environment.



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