

FOR SALE OR LEASE

OFFICE/R&D/LIGHT ASSEMBLY SPACE

±102,200 SF (SUBDIVIDABLE)

554 CLARK ROAD

Tewksbury, MA



±102,200 SF (SUBDIVIDABLE) OFFICE/R&D/LIGHT ASSEMBLY SPACE



PROPERTY OVERVIEW

CBRE/New England is pleased to announce the availability of 554 Clark Road in Tewksbury, Massachusetts. This standalone building consists of 62,200 SF of R&D/light assembly space and 40,000 SF of office space. Construction was completed in 1986 with a partial second floor addition added in 1989. Building features include 15' clear heights, five loading docks, one passenger elevator and 270 parking spaces. The property is also fully air-conditioned and gas-heated.

The site is located on the Lowell/Tewksbury line along Route 38, immediately off Exit 38 on Interstate 495 and in proximity to Interstate 95 and Routes 110 and 3. Tenants benefit from a variety of area amenities including dining, retail and banking options. The property is zoned General Industrial (I), which allows for a myriad of uses including industrial manufacturing or warehousing, retail and office.



BUILDING SPECIFICATIONS

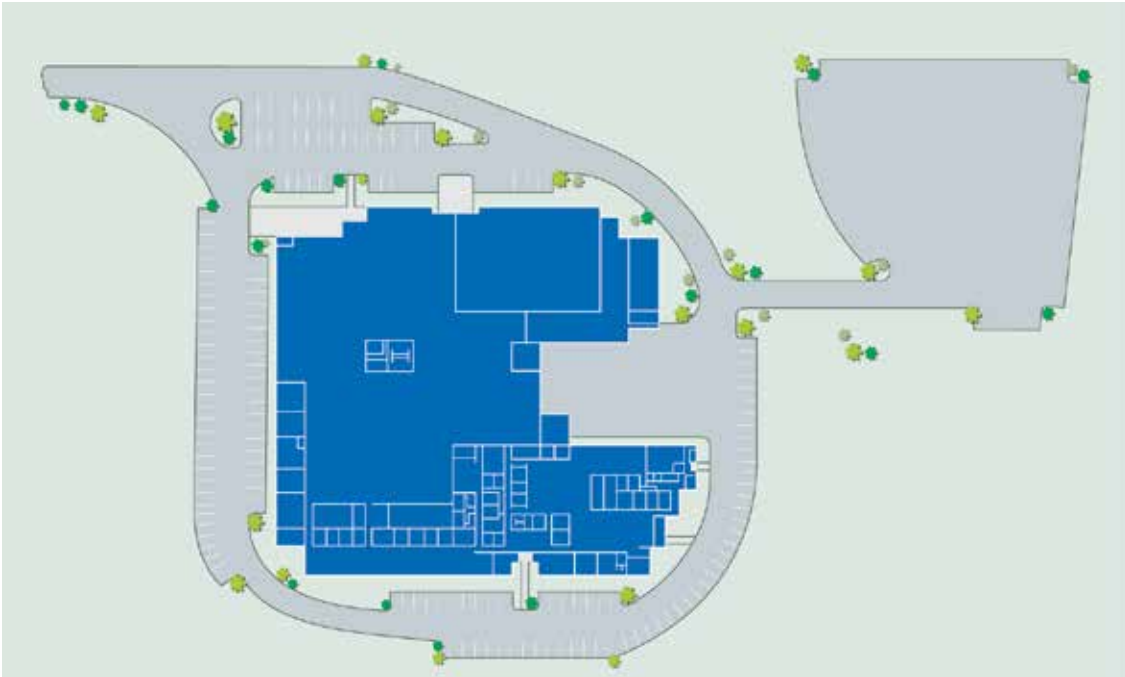
+ Total SF	102,200 SF	+ Elevator	One single-passenger elevator
- Office	40,000 SF	+ Power	1200A/480V/3ph/4w, stepped down to 277/480V and 120/208V
- R&D/Light Assembly	62,200 SF	+ HVAC	Fully air-conditioned and gas-heated
+ Available SF	102,200 SF	+ Utilities	
+ Land Area	10.54 acres	- Gas/Electric	National Grid
+ Parking	3.0 per 1,000 SF	- Sewer	City of Lowell
+ Year Built	1986, partial second floor addition built in 1989	- Water	City of Tewksbury
+ Construction	Block and steel	+ Zoning	General Industrial
+ Roof	Installed 2007	+ FY 2014 Taxes	\$169,608.68 (\$1.66/SF)
+ Ceiling Height	15'		
+ Loading	Two 10' x 8' loading docks, three 8' x 8' loading docks		



FLOOR PLAN



SITE PLAN



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