



**FOR  
SALE**

## **25 THEODORE DRIVE WESTMINSTER, MA INDUSTRIAL BUILDING 30,745 +/- SF ON 4.3 ACRES**

**25 Theodore Drive** is a 30,745 square foot multi-tenant industrial building, located 1.3 miles off Rt-2A and features 24' clear height warehouse space with multiple drive in doors. Situated on 4.3 acres, the building is being offered for \$1,700,000 and can be sold fully occupied. The cap rate is expected to be 9%. 6,000 square feet is able to be delivered vacant for a user/owner.

To learn more contact: Nate Nickerson at 978 369 5500 ext. 124.



**EXCLUSIVE LISTING AGENT:  
O'BRIEN COMMERCIAL PROPERTIES, INC.**



**336 Baker Avenue | Concord, MA**



**978-369-5500**



**[www.obrienncommercial.com](http://www.obrienncommercial.com)**



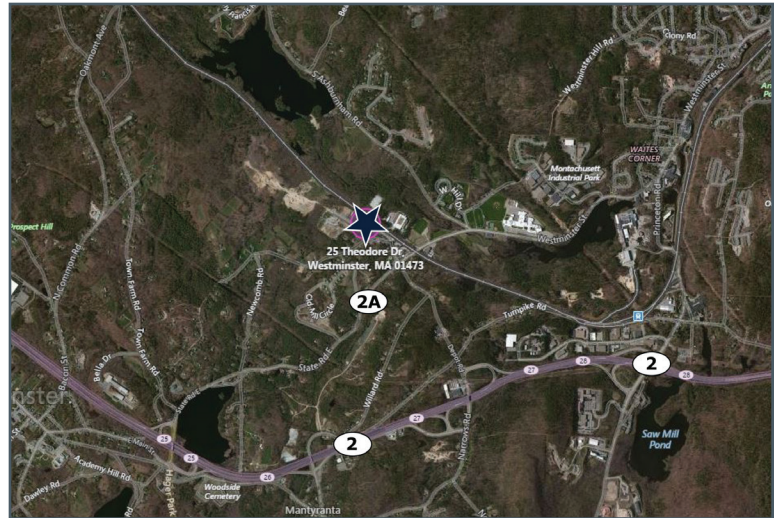
# 25 THEODORE DRIVE, WESTMINSTER, MA

COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC.



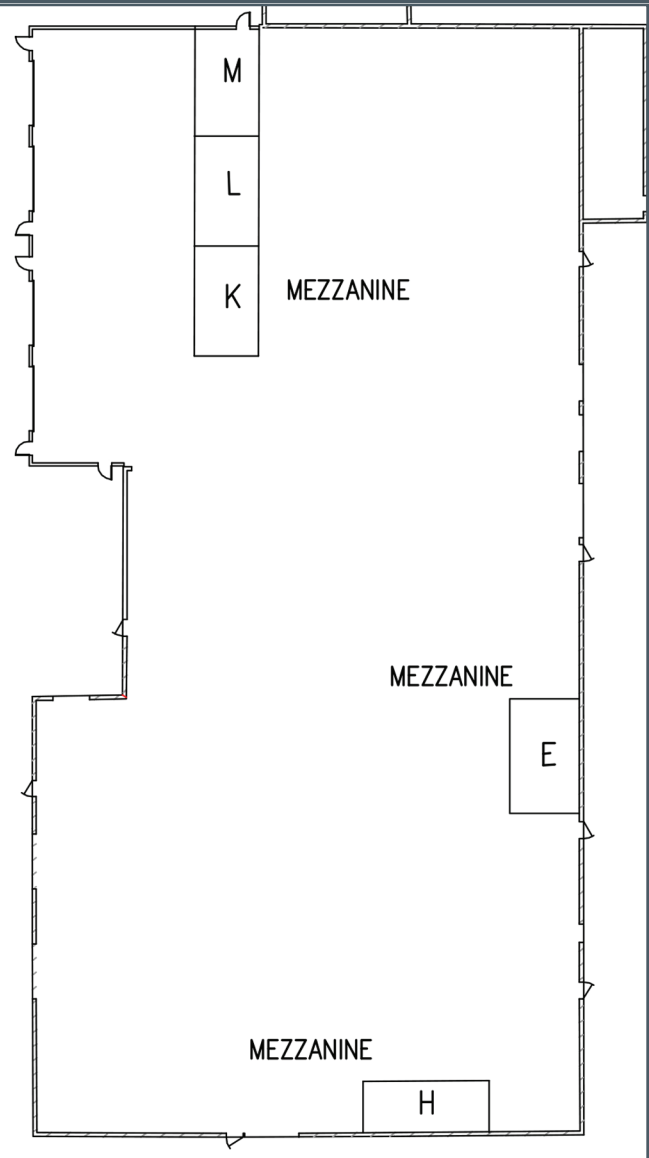
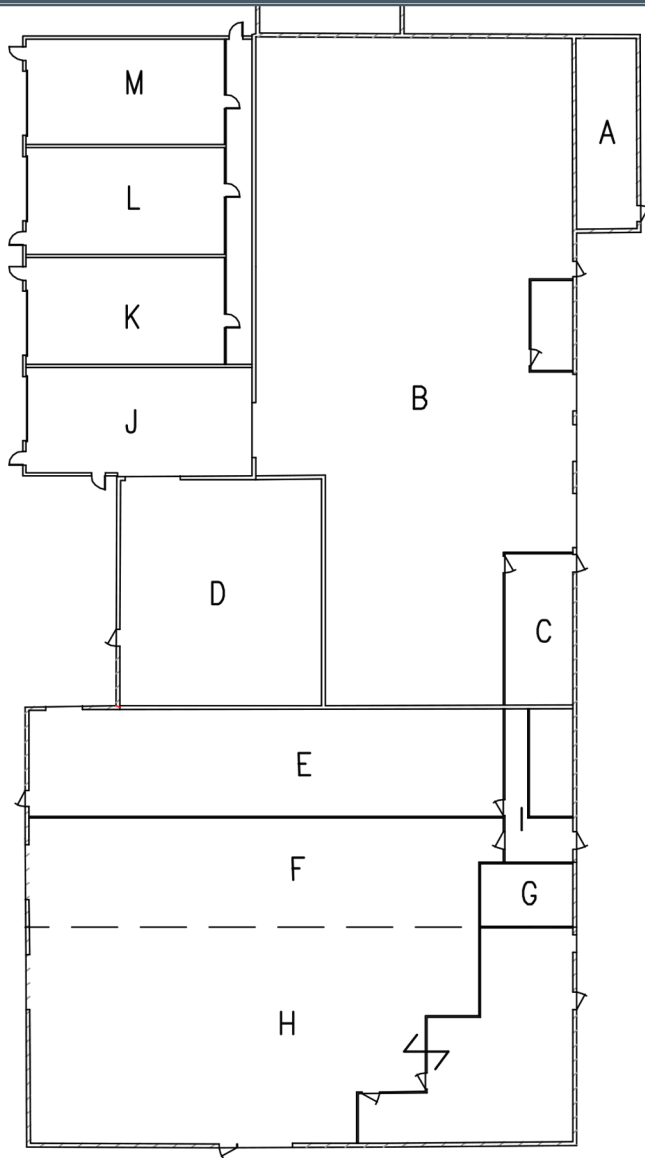
## >> SPECIFICATIONS

**Year Built:** 1967  
**Expansion:** 1990 and 2015  
**Total Size:** 30,745 SF  
**Type:** Flex  
**Land:** 4.3 Acres  
**Zoning:** Industrial  
**Clear Height:** 24' Clear  
**Power:** 14,000 volts/1,200 Amps  
**Cranes:** Two three (3) ton  
One five (5) ton  
**Sprinklers:** Wet High Pressure  
**HVAC:** FHA gas/oil heat in industrial;  
electric in office  
**Water/Sewer:** Municipal water & sewer  
**Other:** Fenced yard  
**Roof:** Metal and rubber updated in 1995 and 2015



TO LEARN MORE CONTACT: O'BRIEN COMMERCIAL PROPERTIES, INC.  
978-369-5500 | [www.obriencommercial.com](http://www.obriencommercial.com) | [nate@obriencommercial.com](mailto:nate@obriencommercial.com)

## >> FLOOR PLANS



TENANT ID	TENANT OWNER	FIRST FLOOR OFFICE (SF)	WAREHOUSE/ COMMERCIAL/ INDUSTRIAL USE (SF)	MEZZANINE SPACE (SF)	TOTAL LEASE SPACE (SF)
A	JMAC	605	0	0	605
B	EAGLE MACHINE	0	9,332	0	9,332
C	ASAP PLASTERING	0	530	0	530
D	JOHNSON TRUCKING	0	2,272	0	2,272
E	JMAC	0	2,506	400	2,906
F	J MARTIN	0	2,425	0	2,425
G	GARCIA	303	0	0	303
H	CRAWFORD DRILLING	1,352	4,415	306	6,073
I	COMMON AREA	0	541	0	541
J	DAVENPORT PAVING	0	1,200	0	1,200
K	DAVENPORT PAVING	0	1,200	336	1,536
L	ABH PLUMBING & HEATING CONTRACTORS, INC.	0	1,200	336	1,536
M	SHAMPOOCH	0	1,200	336	1,536

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