

# 321 BILLERICA ROAD

CHELMSFORD, MA 01824

FLEX | MEDICAL | OFFICE

FOR LEASE  
25,000 +/- SF OF  
FLEX/MEDICAL OFFICE  
SPACE



COMMERCIAL  
O'BRIEN  
PROPERTIES, INC.

VAZZA

## FEATURES

# 25,000 SF AVAILABLE

## SPECIFICATIONS

- IA (Limited Industrial)
- 4.86 acres
- Brick/ Steel/Concrete Construction
- HVAC: 15 rooftop units
- Power 400 amps 480v
- Three (3) Loading Docks
- City water and sewer, National Grid Gas
- 254 parking spaces (3.5/1,000)
- Wet sprinkler system
- On-site property management
- Freight elevator
- Modernized amenities

## THE PROPERTY

The Chelmsford Medical and Surgical Center is a 72,050 SF, two-story building in Chelmsford, MA. Conveniently located off Route 3 in close proximity to dining and convenient shopping options, including the newly opened Pressed Cafe.

Offering customizable flex-medical suites, including 13,300 SF of flex/medical space with a private loading dock on the first floor. Availability on the second floor consists of 6,392 SF of fully-furnished office space, and 5,219 SF of flex space serviced by a freight elevator.

Professionally managed on-site by the Vazza Real Estate Group.



**THE BUILDING**

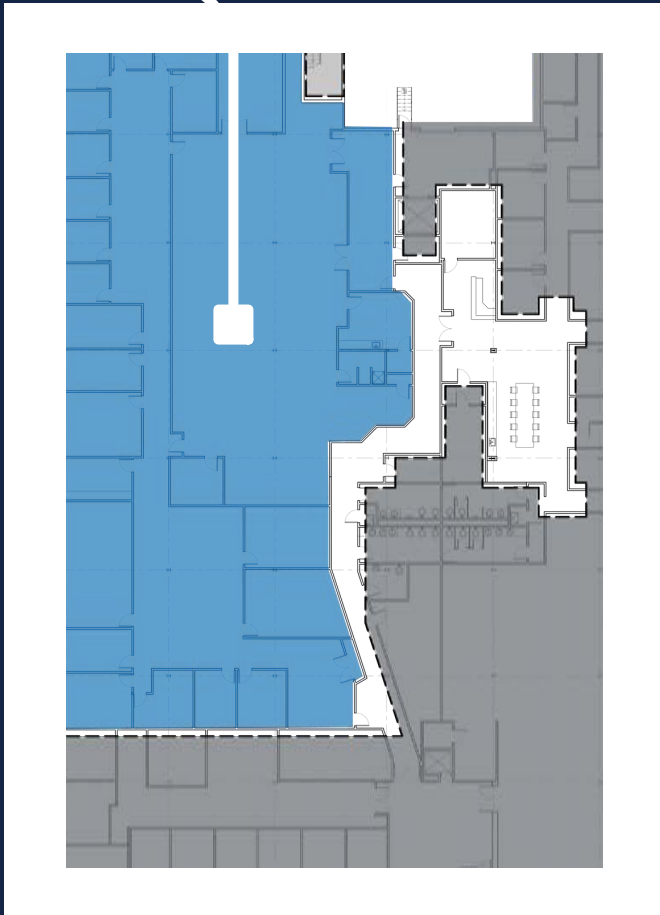
## FLOOR PLANS | 1ST/2ND FLOOR

COMMERCIAL  
**O'BRIEN**  
PROPERTIES, INC

1ST FLOOR | 13,300 SF SUBDIVIDABLE TO 2,000 SF  
2ND FLOOR | 12,000 SF SUBDIVIDABLE TO 5,000 SF

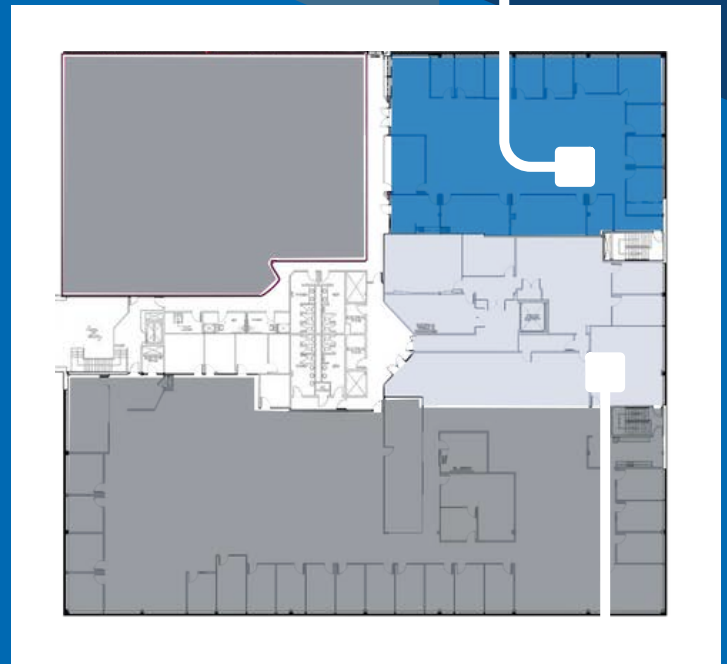
# VAZZA

13,300 SF



1ST FLOOR | MEDICAL OFFICE SPACE

6,392 SF



2ND FLOOR | MEDICAL OFFICE SPACE

5,219 SF



**SPACES FOR LEASE**

SCHEDULE A SHOWING



Rob McGarry  
Senior Associate  
978.209.3211  
rob@obriencommercial.com

Smyth Cannabis Co.  
Recreational Dispensary

