

NEW LISTINGS

OBRIENCOMMERCIAL.COM

FEATURED TRANSACTIONS

A RESULTS FOCUSED COMMERCIAL
REAL ESTATE BROKERAGE COMPANY



O'BRIEN COMMERCIAL PROPERTIES
336 BAKER AVENUE
CONCORD, MA 01742
978.369.5500

COMMERCIAL
PROPERTIES

FULL SERVICE COMMERCIAL AND INDUSTRIAL REAL ESTATE SOLUTIONS

100 DOMINO DR
CONCORD, MA



FLEX BUILDING
34,800 SF/5.5 AC/FOR SALE-LEASE

6 WILLOW RD
AYER, MA



INDUSTRIAL/WAREHOUSE
67,590 SF/FOR LEASE

637 LANCASTER ST
LEOMINSTER, MA



FLEX/LIGHT INDUSTRIAL
20K SF/FOR SALE

11 BEAVER BROOK
LITTLETON, MA



FLEX/LIGHT INDUSTRIAL
15,579 SF/FOR LEASE

106 PARK ST
AYER, MA



LAND/650' FRONTAGE
7.5 AC/FOR SALE

186 CEDAR HILL ST
MARLBOROUGH, MA



FLEX/INDUSTRIAL CONDO
3,970 SF/FOR SALE

AIRPORT IND. PARK
MARLBOROUGH, MA



FLEX/LIGHT INDUSTRIAL
5K, 6K SF/FOR SALE

238 LITTLETON RD
WESTFORD, MA



OFFICE/FLEX
15,100 SF/FOR LEASE

365 MAIN ST
TOWNSEND, MA



INDUSTRIAL/WAREHOUSE
29,670 SF/FOR LEASE

71 WILLIE ST
LOWELL, MA



FLEX/WAREHOUSE
21,994 SF/FOR SALE

160 AYER RD
LITTLETON, MA



FLEX/INDUSTRIAL CONDO
3,388 SF/FOR LEASE

10B CRAIG ROAD
ACTON, MA



FLEX/INDUSTRIAL
4,800 SF/FOR LEASE

SOLD/155 AIRPORT RD
FITCHBURG, MA



OFFICE/MEDICAL
5,437 SF \$1.55MM

SOLD/72 PRATTS JUNCTION RD
STERLING, MA



IOS
5,600 SF/7.5 AC \$1.4MM

SOLD/1 ADAMS
LITTLETON, MA



AUTO SERVICE
2,420 SF \$750K

SOLD/27 CURTIS AV
MARLBOROUGH, MA



CAR WASH
2,290 SF \$550K

LEASED/GATEWAY CENTER II
151 WARREN ST . LOWELL, MA



OFFICE
3,050 SF/100% OCCUPANCY

LEASED/435R LANCASTER ST
LEOMINSTER, MA



INDUSTRIAL/WAREHOUSE
20,000 SF

LEASED/10 IRON HORSE DR
BEDFORD, NH



INDUSTRIAL BUILDING
58,000 SF

LEASED/248 MILL ROAD
CHELMSFORD, MA



LAB/R&D
3,333 SF

6 WILLOW RD
AYER, MA



INDUSTRIAL/WAREHOUSE
67,590 SF . UNDER AGREEMENT

402-404 WALCOTT ST
PAWTUCKET, RI



INDUSTRIAL
38,448 SF . UNDER AGREEMENT

321 BILLERICA RD
CHELMSFORD, MA



OFFICE/MEDICAL
72,050 SF . UNDER AGREEMENT

59 RIVER RD
BERLIN, MA



HOTEL SITE
3.36 AC . UNDER AGREEMENT

PROVIDING TAILORED REAL ESTATE SOLUTIONS
IN CENTRAL NEW ENGLAND SINCE 1998



YOUR VISION | OUR MISSION



ERIC O'BRIEN



ROB MCGARRY



KEITH GURTLER



BRANDON MEESKS



ELISE HARTMAN



MARCO BARBOSA



ROB MCGARRY
SENIOR ASSOCIATE

**MEDICAL OFFICE SPACE LEASING
OUTLOOK/GREATER LOWELL**

The Greater Lowell market is experiencing strong demand for medical office space, driven by a shift toward outpatient care and ongoing expansion by regional healthcare providers. Leasing activity remains steady, with rates ranging from \$20 to \$28 per square foot, gross, and vacancy rates typically between 5-8% lower than those of traditional office space. In contrast to the softening demand in the general office sector, investor and tenant interest in medical office buildings remains strong, positioning healthcare real estate as a resilient and attractive asset class. Providers and landlords that adapt to outpatient care trends are well-positioned for long-term success in Greater Lowell. Submarkets like Chelmsford and Westford are particularly attractive due to their accessibility to Route 3 and I-495, as well as their affluent patient base. Challenges include high build-out costs, zoning restrictions, and competition for well-located space, especially in retail or hospital-adjacent properties.

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BRANDON MEEKS
ASSOCIATE

**TENANT ACTIVITY HIGHLIGHTS:
ROUTE 2 WEST INDUSTRIAL MARKET**

Tenant trends across the Route 2 West industrial market continue to reflect a mix of caution and momentum. Larger users are extending leases rather than relocating, waiting for greater economic clarity before making long-term commitments. This trend among larger local, regional, and national companies seems to be a continuation of similar trends from late 2023 and all of 2024. Meanwhile, smaller tenants - especially in the sub-20K SF range - remain active, driving rapid lease-up of small-bay industrial product in properly zoned areas where supply is constrained. Record-low vacancy in these segments suggests continued strength among local contractors and service-based businesses, even as larger corporate occupiers tread more carefully. Additionally, pricing expectations for these kinds of spaces are also being driven upward as Landlords raise rent due to rapid vacancy backfill.

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MARLO BARBOSA

FOR SALE/LEASE FEATURED LISTING . 100 DOMINO DRIVE



DOMINO INDUSTRIAL PARK . CONCORD, MA

Located in the heart of West Concord, MA, 100 Domino Drive is a 34,800 SF flex industrial building on 5.33 acres within a master-planned park. Key features include masonry & steel construction, 16' 8" ceilings (14' 4" below structure), water/sewer/gas service, wet sprinklers and a loading dock. The property also offers 121 parking spaces and significant expansion potential with an adjacent 3.15-acre parcel suitable for an additional building of up to approximately 25,000 SF. This outstanding property is conveniently located within walking distance of the commuter rail and West Concord Village, just 1.8 miles from Route 2, 8.2 miles from I-495, and 8.6 miles from I-95.

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PROPERTY MANAGEMENT . OCP, LLC

Founded in 1998, O'Brien Commercial Properties (OCP) boasts over 25 years of expertise in professionally managing commercial and industrial buildings. Among other services, OCP is dedicated to securing favorable leases, financing, and tax abatements for its valued clientele.

"...O'Brien's property management team is very accessible and responsive to our needs and concerns. They look out for our best interests and treat the building as if it were theirs. We have enjoyed working with them over the years and look forward to many more." // MGCC REALTY LLC



ERIC O'BRIEN



KRISTEN O'BRIEN



JULIE REED



STEVEN SCHROEDER



DAVE VON BUSCH



ELISE HARTMAN
RESEARCH ANALYST

ELISE JOINS OCP

We are excited to welcome Elise Hartman as the latest addition to the O'Brien Commercial Properties team! Elise will take on the position of Research Analyst.

"MAY THE FAVOR OF THE LORD OUR GOD REST ON US; ESTABLISH THE WORK OF OUR HANDS FOR US - YES, ESTABLISH THE WORK OF OUR HANDS."

PSALMS - 90:17



ERIC O'BRIEN
PRESIDENT

HOUSING CRISIS? UNITS/DELIVERIES

North/Central Mass: Thousands of new apartments continue to feed the insatiable appetite of the infamous housing shortage around small to mid sized cities like Marlboro, Lowell and Worcester. At the Annual Real Estate Summit put on by the North Central Mass Chamber of Commerce, Massachusetts Housing & Livable Communities Secretary, Ed Augustus, said that Central Mass is in need of 6,400 new units of housing by 2035 to accommodate expected growth. The recent Comprehensive Housing Plan "A Home for Everyone", stated that Massachusetts needs to increase its year round supply of housing by 222,000 housing units over the next ten years "to stay competitive". The apartment boom continues with no end in site. Some current deliveries along Interstate 495 include the following large scale projects:



UNITS: 230

STATUS: Estimated completion spring 2026
NAME: Rivage at Acton
LOCATION: Acton, MA
DEVELOPER: The Dolben Company, Inc.



UNITS: 229

STATUS: Est. first units delivered Dec. 2025
NAME: Alta Nashoba Valley
LOCATION: Bolton, MA
DEVELOPER: Wood Partners LLC



UNITS: 201

STATUS: Est. to begin construction late 2025
NAME: NOVO Riverside Commons
LOCATION: Concord, MA
DEVELOPER: NOVO Riverside Commons LLC/Taurus Investment Holdings LLC



UNITS: 300

STATUS: Permitting/design est. 2028 delivery
NAME: Orchard Hill
LOCATION: Leominster, MA
DEVELOPER: Wood Partners LLC



UNITS: 1089

STATUS: Est. 2025-2026 to conclude 2035-2036
NAME: King Street Crossing
LOCATION: Littleton, MA
DEVELOPER: Lupoli Companies



UNITS: 187

STATUS: Delivered
NAME: The Lodge
LOCATION: Marlborough, MA
DEVELOPER: Greystar



UNITS: 276

STATUS: Delivered
NAME: Alta French Hill
LOCATION: Marlborough, MA
DEVELOPER: Wood Partners LLC/Greystar



UNITS: 140

STATUS: Estimated completion Dec. 2025
NAME: Vesa
LOCATION: Marlborough, MA
DEVELOPER: Procopio Companies

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