

10

LYBERTYWAY

WESTFORD, MA

 **AMTECH**
BTU DIVISION

ADVANCED MANUFACTURING
SPACE FOR SUBLEASE

AVISON
YOUNG

57,500 SF
ADVANCED MANUFACTURING
SPACE AVAILABLE

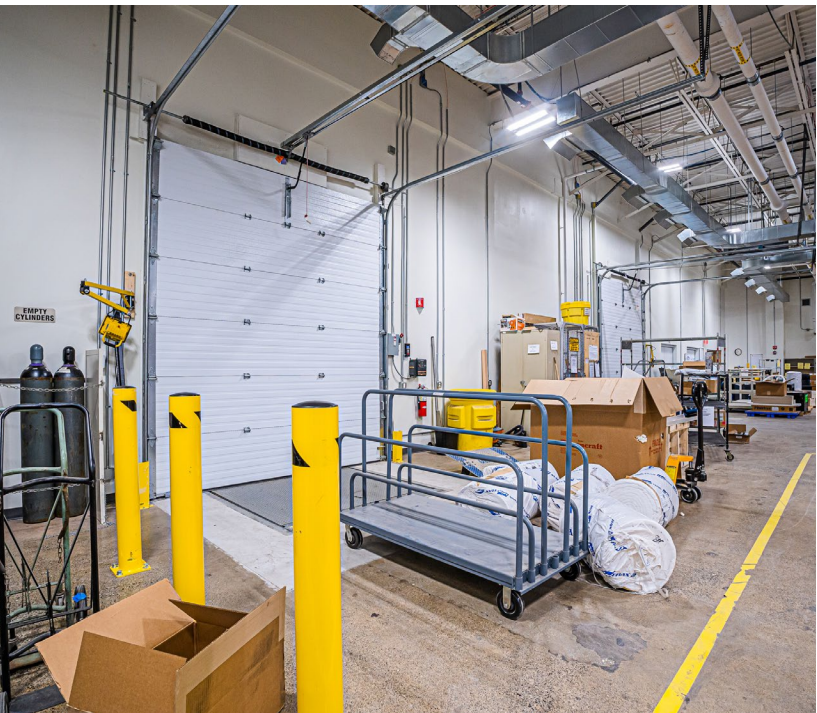
10 Liberty Way is a single-story office and R&D facility conveniently located just off I-495 in Westford, Massachusetts. The space features 40,000 square feet of air-conditioned advanced manufacturing space and 17,500 square feet of flex/office space. Westford is home to leading companies such as RTX Collins Aerospace, Netscout, Mack Technologies, Materion, Nvidia, Ribbon Communications and Cynosure.



**AVISON
YOUNG**

SPACE DETAILS

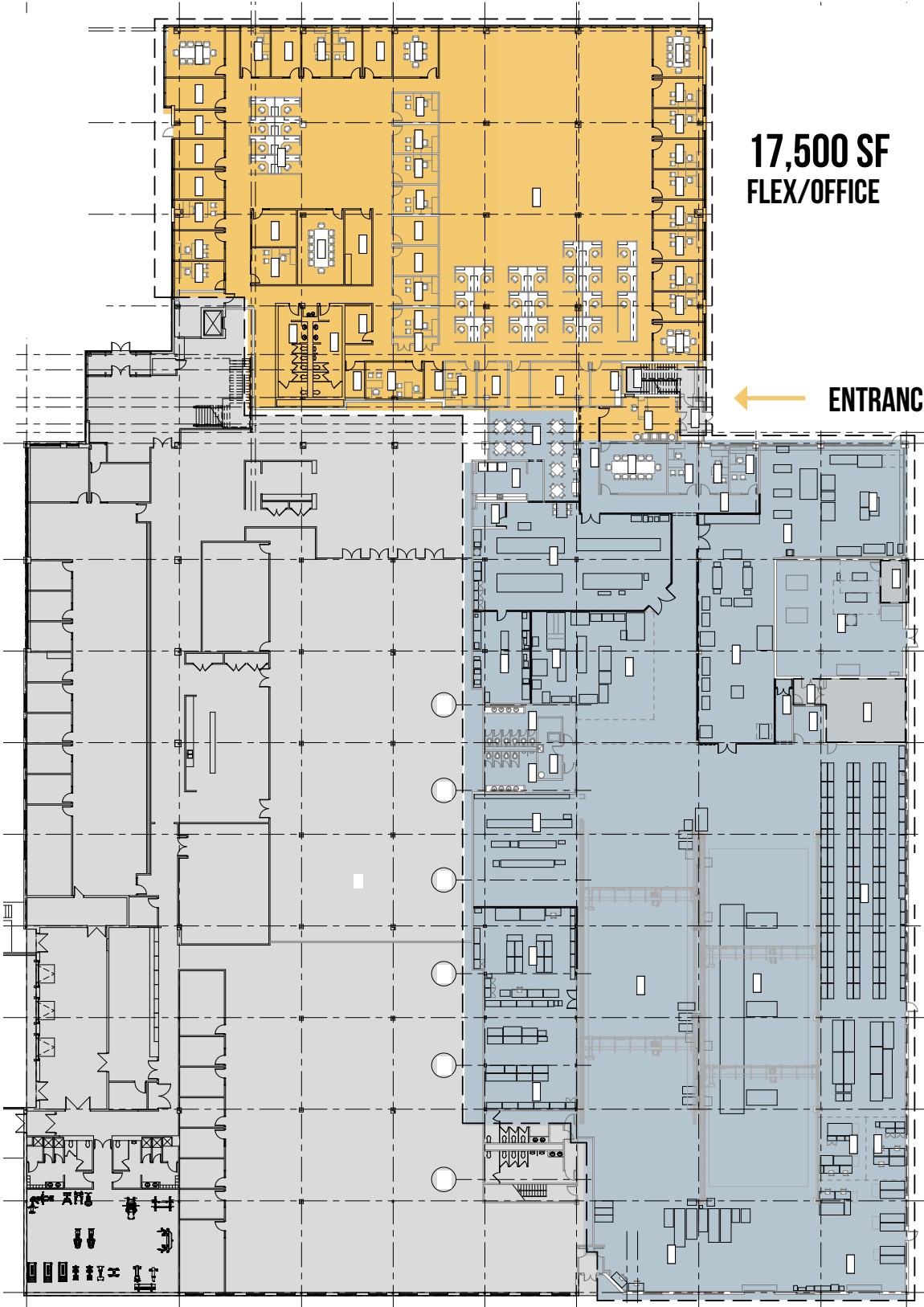
AVAILABLE SPACE:	57,500 SF
LEASE TYPE:	SUBLEASE
TERM:	THRU 9/30/2034
BUILDING SIZE:	129,000 SF
YEAR BUILT/RENOV:	1984/2024
LOT SIZE:	19.74 ACRES
CLEAR HEIGHT	20' 0"
LOADING DOCKS:	TWO (2)
DRIVE-IN DOORS:	ONE (1)
PARKING:	431 SPACES
ZONING:	IA, WESTFORD – INDUSTRIAL



HIGHLIGHTS

- FULLY AIR CONDITIONED
- HEAVY POWER- 1,800 AMPS THREE PHASE
- EXISTING NITROGEN, COMPRESSED AIR & HYDROGEN IN PLACE
- THREE (3) INTERNAL CRANES
- TWO (2) TAILBOARD DOCKS

FLOOR PLAN

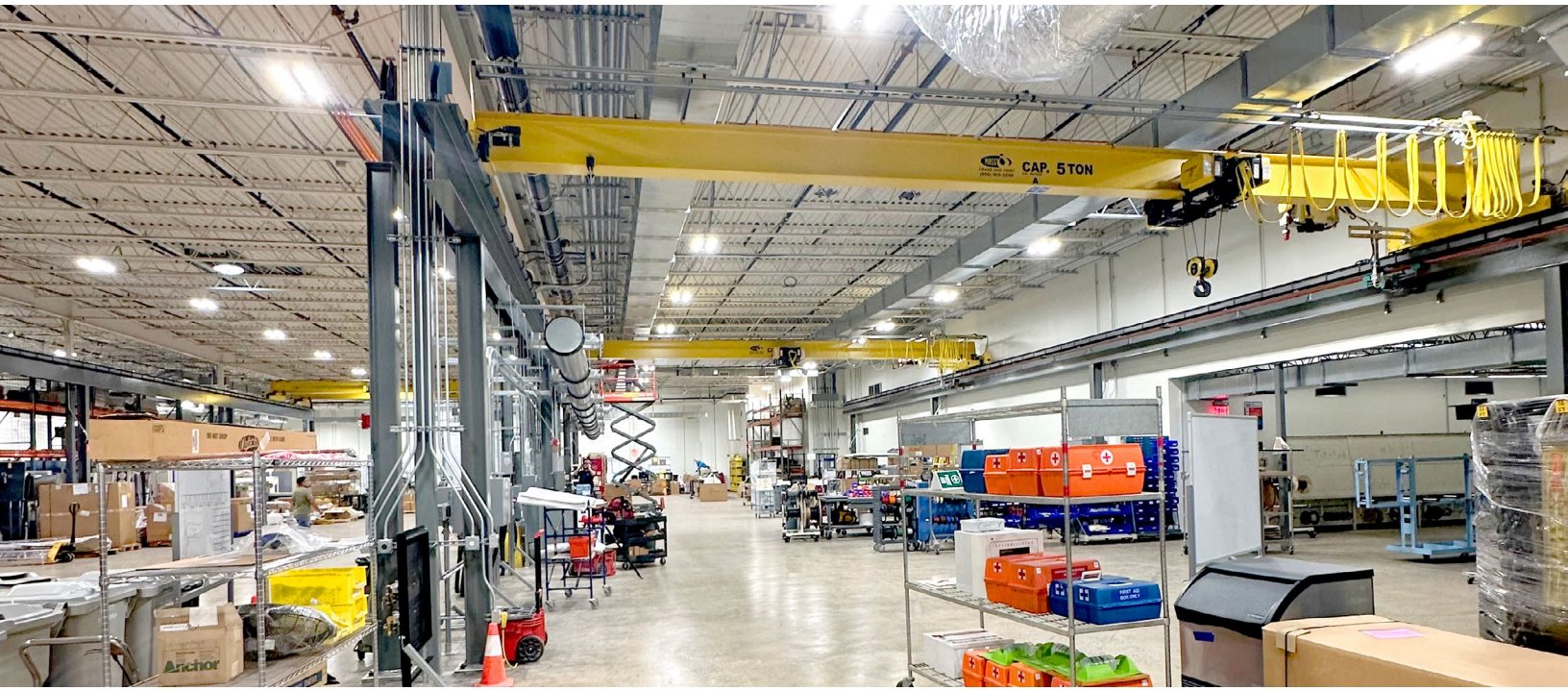


17,500 SF
FLEX/OFFICE

← **ENTRANCE**

40,000 SF
ADVANCED
MANUFACTURING

2 LOADING DOCKS



AVISON
YOUNG

LOCAL AMENITIES



Residence INN.

**WESTFORD
REGENCY**
inn & conference center

Marshalls
HomeGoods

FIVE GUYS®
BURGERS and FRIES

BURTONS
GRILL & BAR



DUNKIN'



Walgreens



WHOLE FOODS MARKET

DUNKIN'

Orangetheory FITNESS

MARKET BASKET
"MORE FOR YOUR DOLLAR"

COLD STONE CREAMERY

STARBUCKS

CHIPOTLE MEXICAN GRILL

CVS pharmacy

10 LYBERTY WAY



10

LYBERTY WAY

WESTFORD, MA

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