

19 CRAIG ROAD . ACTON, MA

**19**  
**CRAIG ROAD**



**ACTON, MA**

**36,925 SF WAREHOUSE**

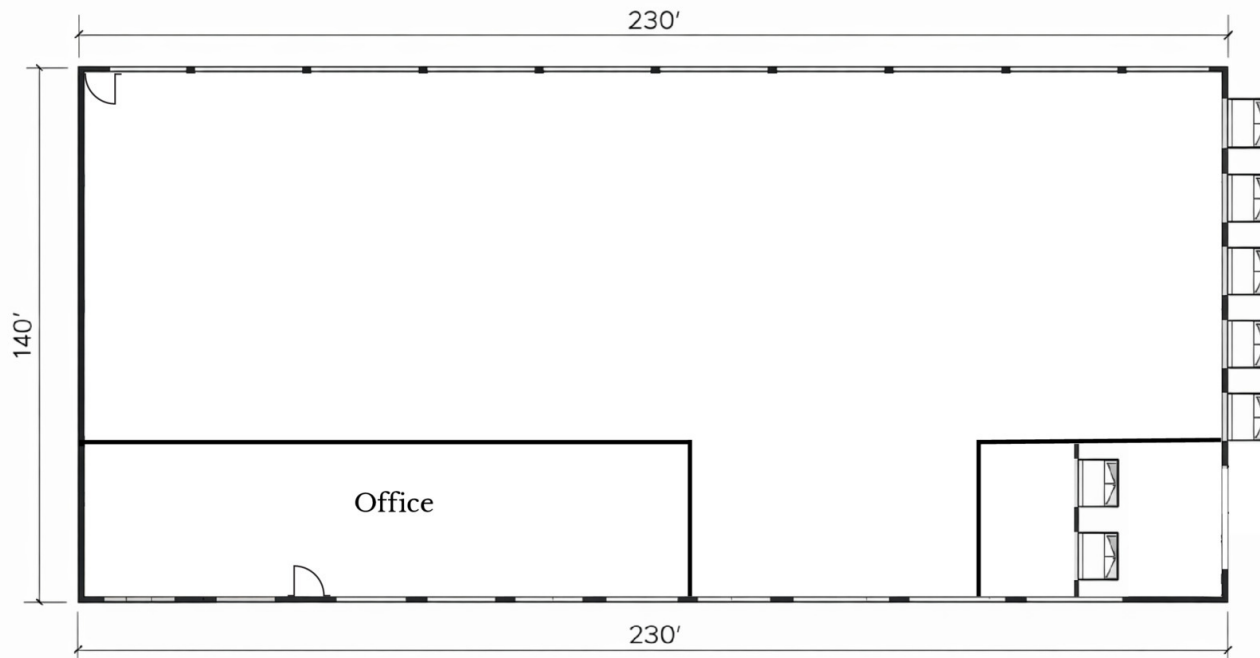
FOR SALE OR LEASE



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## EXECUTIVE SUMMARY

Presenting an exceptional opportunity to lease or acquire this 36,925 SF warehouse located at 19 Craig Road in Acton, MA. Known as the former Circle Furniture headquarters, the property offers a solid foundation for a wide range of industrial and warehousing uses. Located directly off of Route-2, and equidistant to both I-495 and I-95, this property is an excellent opportunity.

### OFFERING SUMMARY

Asking Price:	Upon Request
Lease Rate:	Market
Total Size:	36,925 SF
Second Floor Office:	4,725 SF
Show Room:	4,725 SF
Lot Size:	2.15 AC

## PROPERTY HIGHLIGHTS

- Zoned for Light Industrial (LI)
- Adjacent to Route 2
- Utilities: Septic/ Town Water
- Roof: Rubber W/ Solar array
- Fire Suppression: Wet System
- 18' Clear height
- Loading: Six (6) exterior, Two (2) interior docks
- Power: 800a/120 - 240v 3p 4w Heavy
- Parking: 45 Spaces
- Steel frame
- Masonry construction
- 35' column spacing
- Year built: 1973



19 CRAIG RD ACTON, MASSACHUSETTS

## ACTON, MA OVERVIEW

Acton is a highly attractive location for industrial and warehouse investment, positioned within the Route 128/I-495 corridor approximately 20 miles northwest of Boston. The town offers convenient access to a highly skilled workforce while maintaining lower occupancy costs than core urban submarkets.

Acton has a strong industrial legacy and continues to support modern uses such as advanced manufacturing, R&D, and light industrial operations. Local planning efforts actively encourage commercial and industrial growth, creating a favorable environment for new investment.

The town is home to a diverse base of established companies that reinforce demand for industrial space, including The Haartz Corporation, Insulet Corporation, SeaChange International, and Associated Environmental Systems. These firms highlight Acton's strength in specialized manufacturing and technology-driven production.

<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,562	15,773	34,019
Average Age	46.7	43.7	44.3
Average Age (Male)	48.1	46.2	44.5
Average Age (Female)	45.7	41.2	43.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,357	5,585	12,548
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$197,068	\$207,026	\$212,889
Average House Value	\$782,877	\$840,785	\$853,610

*2023 American Community Survey (ACS)*



19 CRAIG RD ACTON, MASSACHUSETTS

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# 19 CRAIG RD ACTON, MA

## INDUSTRIAL WAREHOUSE

SALE OR LEASE OPPORTUNITY

**36,925 SF**

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