



50 POWDER MILL ROAD

ACTON, MA

FOR SALE | 7,200 SF FLEX BUILDING ON 0.83 AC

- 3 Miles to Route 111
- 7.7 Miles to Route 495
- 7.7 Miles to Route 495

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7,200 SF Flex Building on 0.83 AC for Sale

PROPERTY HIGHLIGHTS

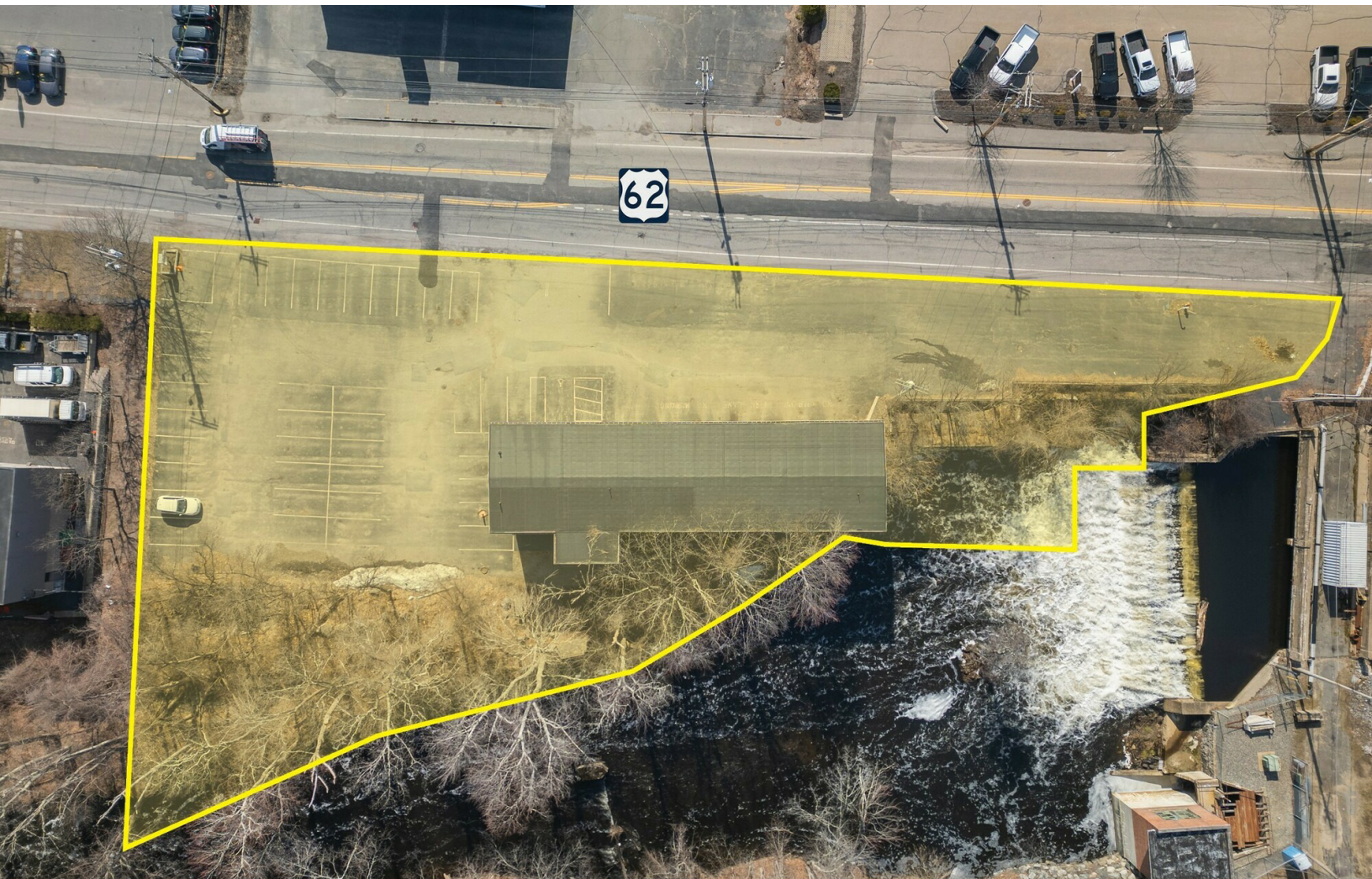
- 3 Miles to Route 111
- 7.7 Miles to Route 495

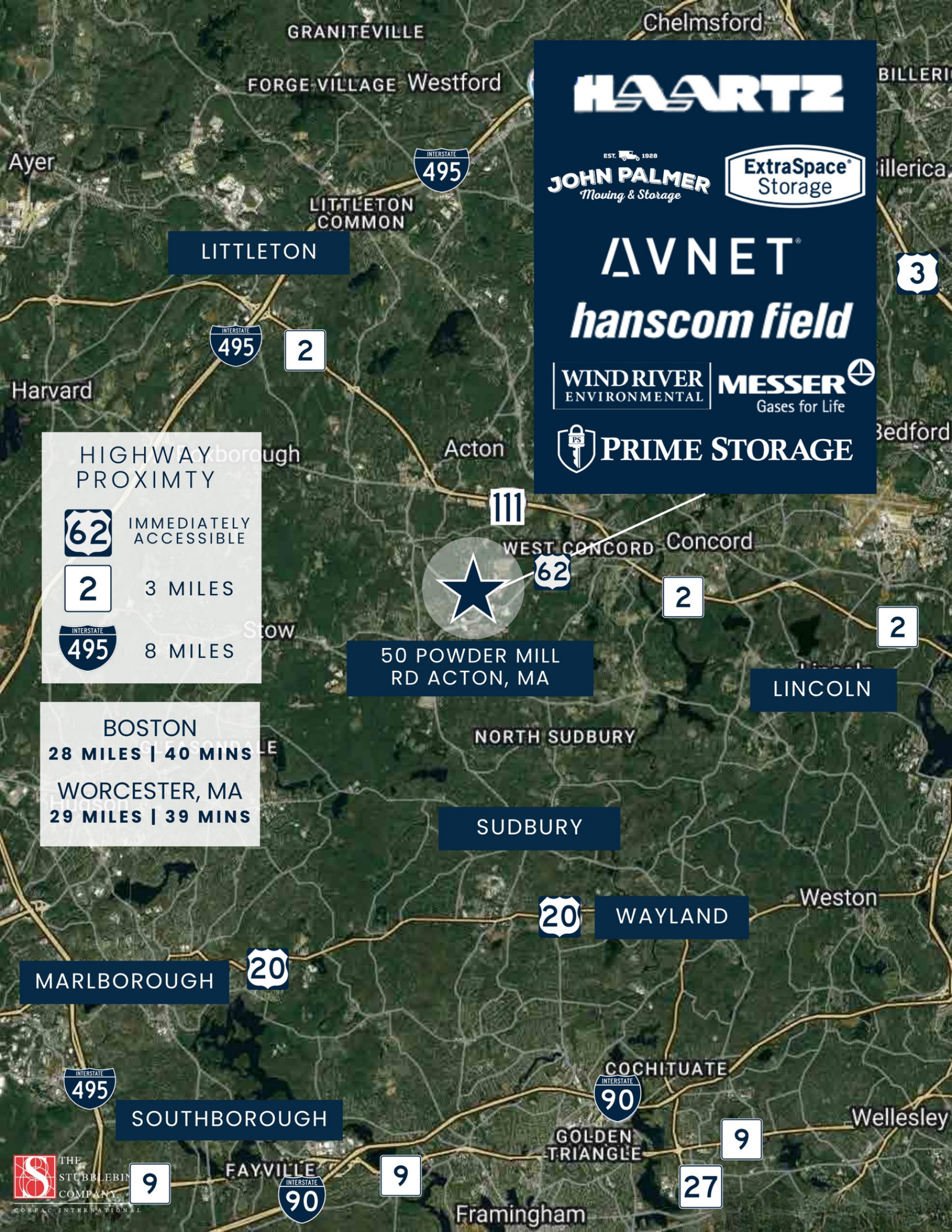
PROPERTY SPECIFICATIONS

Building Size:	7,200 SF
Lot Size:	0.83 AC
Clear Height:	14' Clear
Loading:	Six (6) grade level doors
Door dimensions:	10' x 10'
Power:	400a/240v
Roof:	Asphalt
Zoning:	PM (Powder Mill)
Parking:	Fifty (50) spots
Sale Price:	\$2,250,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,724	24,829	108,141
Total Population	33,655	68,155	288,003
Average HH Income	\$205,067	\$232,274	\$203,749







GRANITEVILLE

Chelmsford

FORGE VILLAGE Westford

BILLERICA

Billerica

Billerica

Billerica

Bedford

Bedford

Bedford

Bedford

Bedford

Bedford

Bedford

Bedford

Bedford

Bedford

Bedford

Bedford

HARTZ

EST. 1928

JOHN PALMER
Moving & Storage

ExtraSpace
Storage

AVNET

hanscom field

WIND RIVER
ENVIRONMENTAL

MESSER
Gases for Life



PRIME STORAGE

**HIGHWAY
PROXIMTY**



IMMEDIATELY
ACCESSIBLE



3 MILES



8 MILES

BOSTON
28 MILES | 40 MINS
WORCESTER, MA
29 MILES | 39 MINS

**50 POWDER MILL
RD ACTON, MA**

LINCOLN

NORTH SUDBURY

SUDBURY

WAYLAND

MARLBOROUGH

SOUTHBOROUGH

COCHITUATE

**GOLDEN
TRIANGLE**

Wellesley

Framingham

50 POWDER MILL ROAD

ACTON, MA

FOR SALE | 7,200 SF FLEX BUILDING ON 0.83 AC

CHRIS MICHNIEWICZ
774.994.1698
chris@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL