

FOR LEASE



19,775-80,913 SF
(SUBDIVIDABLE)



100 DISCOVERY WAY | Acton, MA (Route 2)
Manufacturing · Flex · R&D · Office · Warehouse

For Leasing Information:

JAMES VAZZA
Capital Group Properties
508-229-1824
E: leasingmgr@cgpllc.net

BRENDAN CARROLL
Capital Group Properties
508-229-1813
E: leasing2@cgpllc.net



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Two-story 100,000 SF R&D, Manufacturing, Distribution and Office building conveniently located on Route 2, with easy accessibility to both Interstate 495 and Route 128.

LEASING SUMMARY

Lease Rate: Market

AVAILABLE SPACE

1st FLOOR	Suite 100: 41,138 SF
	Suite 300: 20,000 SF
2nd FLOOR	Suite 200: 19,775 SF

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households:	14,546	26,530	97,956
Total Populations:	38,910	70,602	260,771
Average Household Income:	\$169,295	\$173,874	\$163,086

PROPERTY SPECIFICATIONS

Clear Height	18'
Zoning	Office Park 2
Construction	Steel frame with red brick veneer & ribbon windows
Sprinklers	Wet
Loading	2 Loading Docks
Column Spacing	40' x 40'
Parking	3.5 / 1,000 SF
Lot Size	14.48 Acres
Electrical	3,000 amp 480/277 volt, 3-phase
HVAC	100% Air conditioned-RTU
Utilities	<u>Electricity:</u> Eversource <u>Gas:</u> National Grid <u>Water:</u> Town <u>Septic:</u> Private

LOCATION MAP



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CAPITAL GROUP

PROPERTIES

WWW.CAPITALGROUPPROPERTIES.COM