

# 100 DISCOVERY WAY

**ACTON, MA** 

FOR LEASE | 19,775 - 80,913 SF
R&D / WAREHOUSE / MANUFACTURING / OFFICE BUILDING





## **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

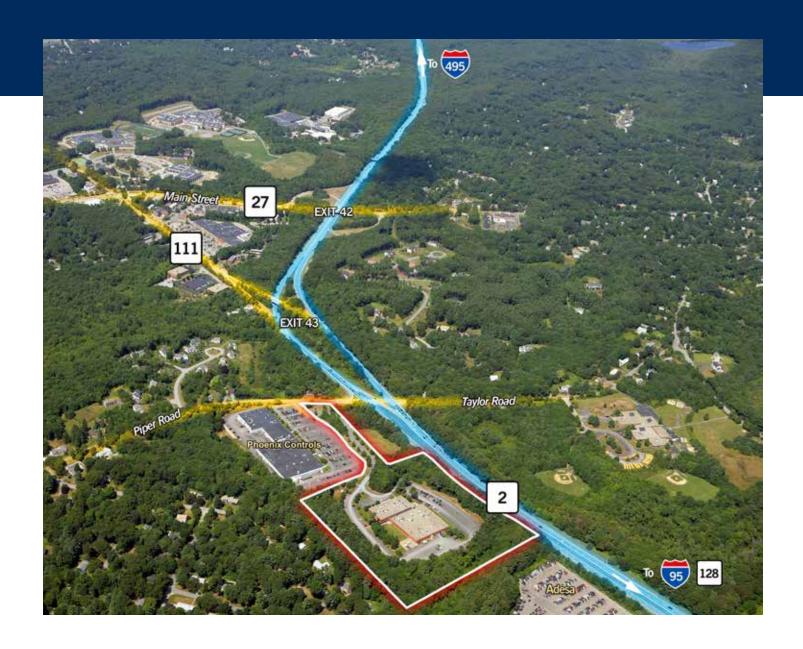
## **DEMOGRAPHICS**

	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	Electricity: Eversource Gas: National Grid Water: Town Septic: Private

## **LOCATION MAP**



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