



COMMERCE WAY
TEWKSBURY, MA

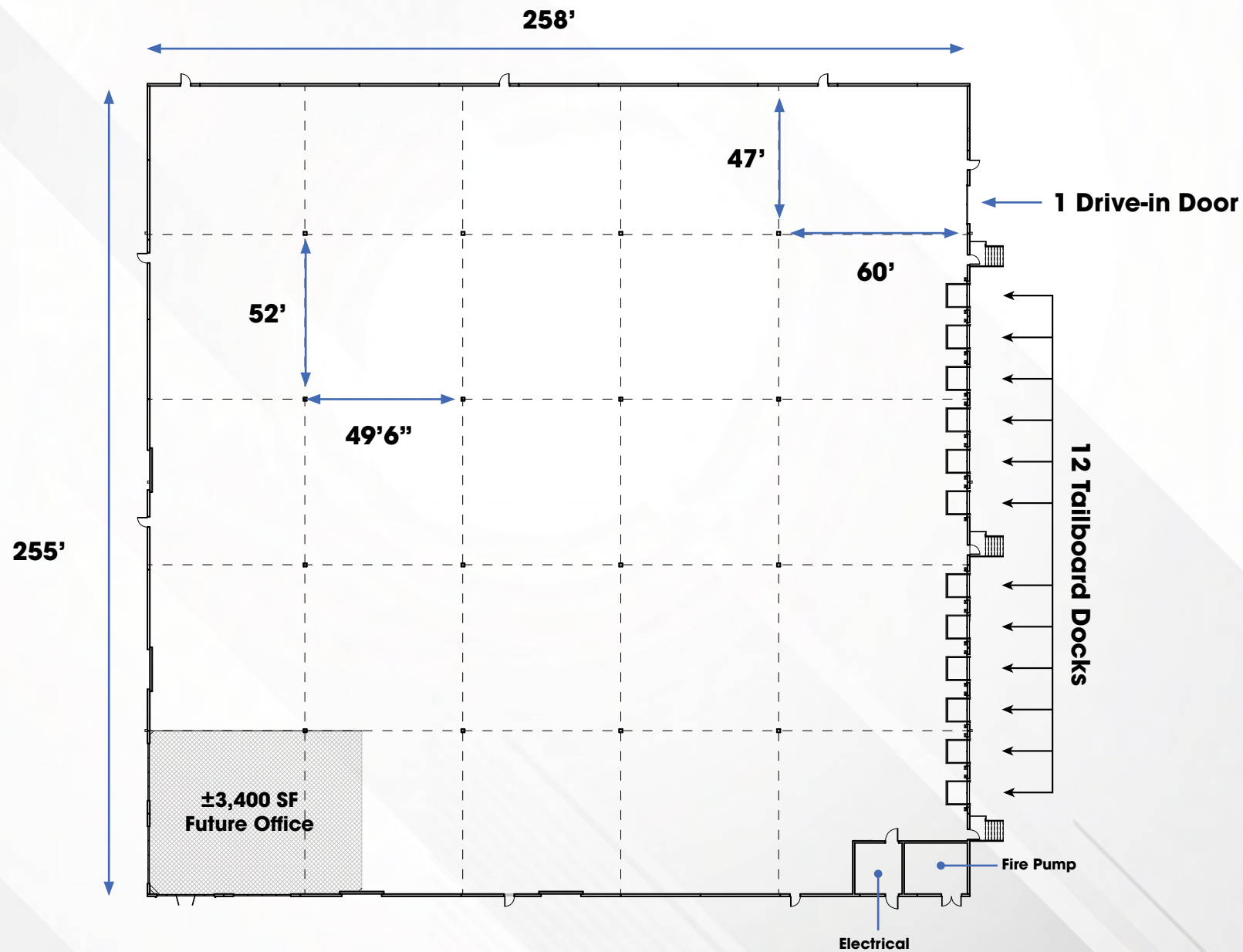
First Class Industrial New Construction



FOR LEASE
±65,800 SF



FLOOR PLAN | ±65,800 SF



BUILDING SPECS

Building Size	±65,800 SF
Building Dimensions	258'D x 255'W
Land Area	±11.6 Acres
Clear Height	32'
Column Spacing	52' x 49'6" (typical) with 60' speed bay
Loading	12 Tailboard Height Doors; 1 Drive-in Door
Truck Court	140'
Car Parking	91 Auto Spaces (66 plus an additional 25 'banked')

Power	2,500 Amps at 480v
Lighting	LED High-Bay Fixtures
Fire Protection	ESFR
Construction Type	Concrete Tilt-Up Construction
Roof Type	60 mil TPO Membrane
Floor Slab	7" Unreinforced
Zoning	Industrial District
Utilities	Electrical: National Grid Gas: National Grid Water/Sewer: Municipal



SITE PLAN



Tremendous Amenities Within One Mile



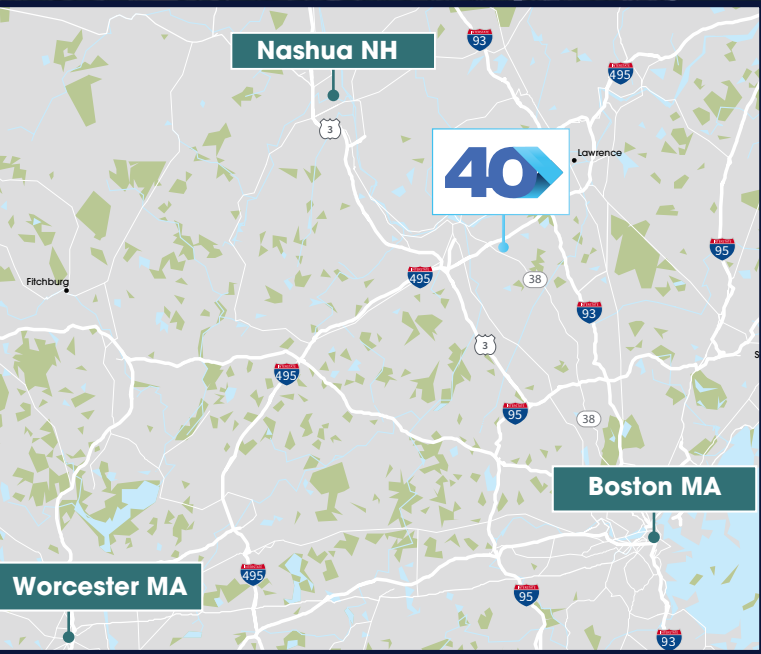
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Drive Times

Route 38	1 min
I-495	2 mins
I-93	7 mins
Route 3	5 mins

Key Distances

Nashua NH	22 mins
Boston MA	30 mins
Worcester MA	40 mins



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