

199

Riverneck

199 Riverneck Road, Chelmsford, MA



High-bay Flex & Manufacturing Space

±46,985 SF Available for Lease



RHINO
CAPITAL



PROPERTY OVERVIEW

JLL is pleased to present 199 Riverneck Road in Chelmsford, MA for lease – a versatile $\pm 46,985$ SF property designed to accommodate both shallow-bay industrial and high-bay manufacturing users. The facility, with its reusable infrastructure and flexible floor plan and ceiling heights, is adaptable to diverse operational needs.

Strategically located at the junction of Interstate 495 and Route 3, and just 30 miles northwest of Boston, the property offers exceptional accessibility and visibility. Situated in a thriving technology hub alongside industry leaders like IBM, Analog Devices, 3M, Zoll Medical, and Axis Communications, 199 Riverneck Road provides the perfect blend of location, versatility, and growth potential for forward-thinking businesses.

$\pm 46,985$
Square Feet

1,600 Amps/480V/3P
Power

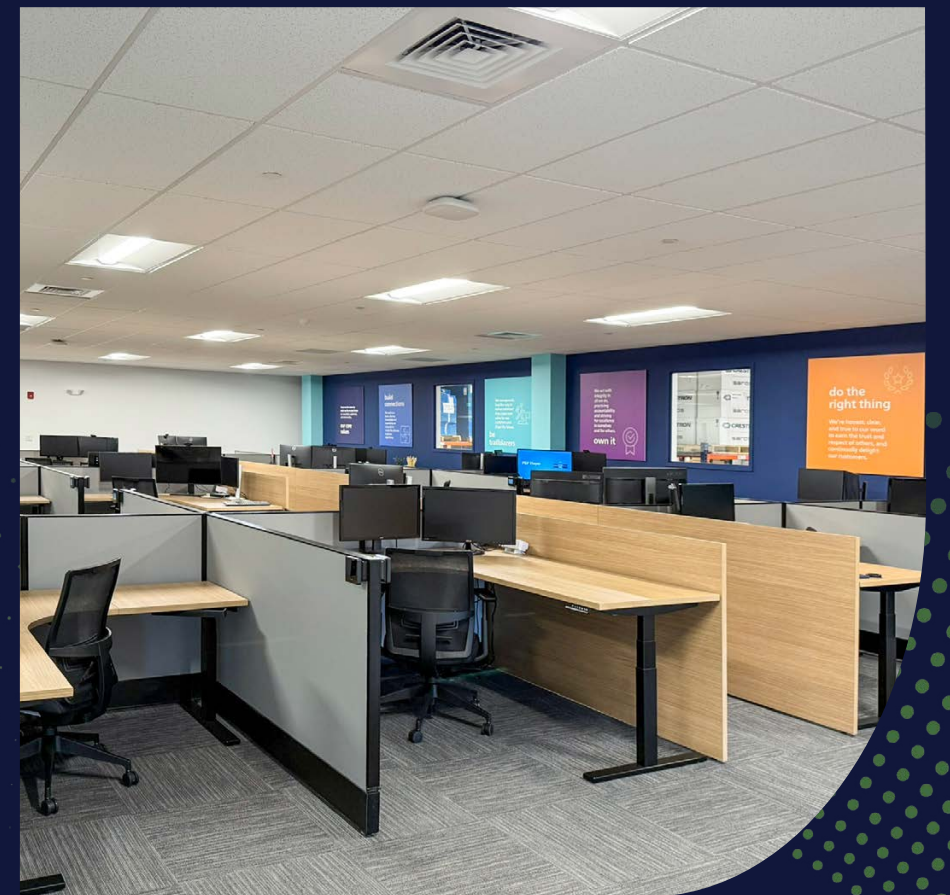
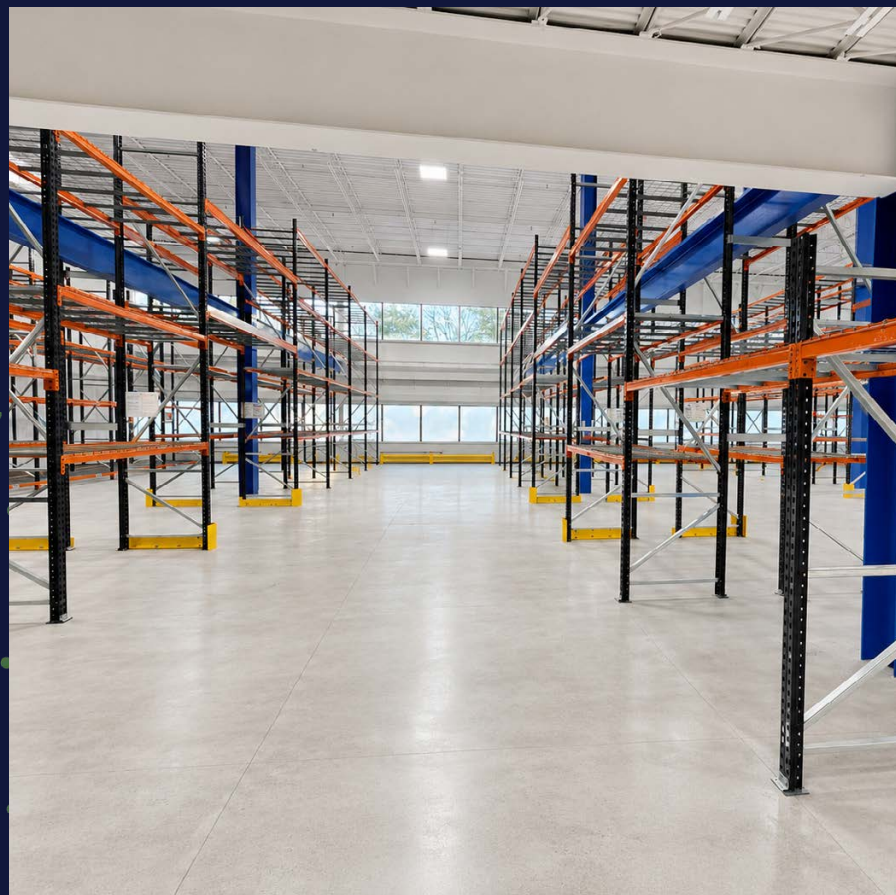
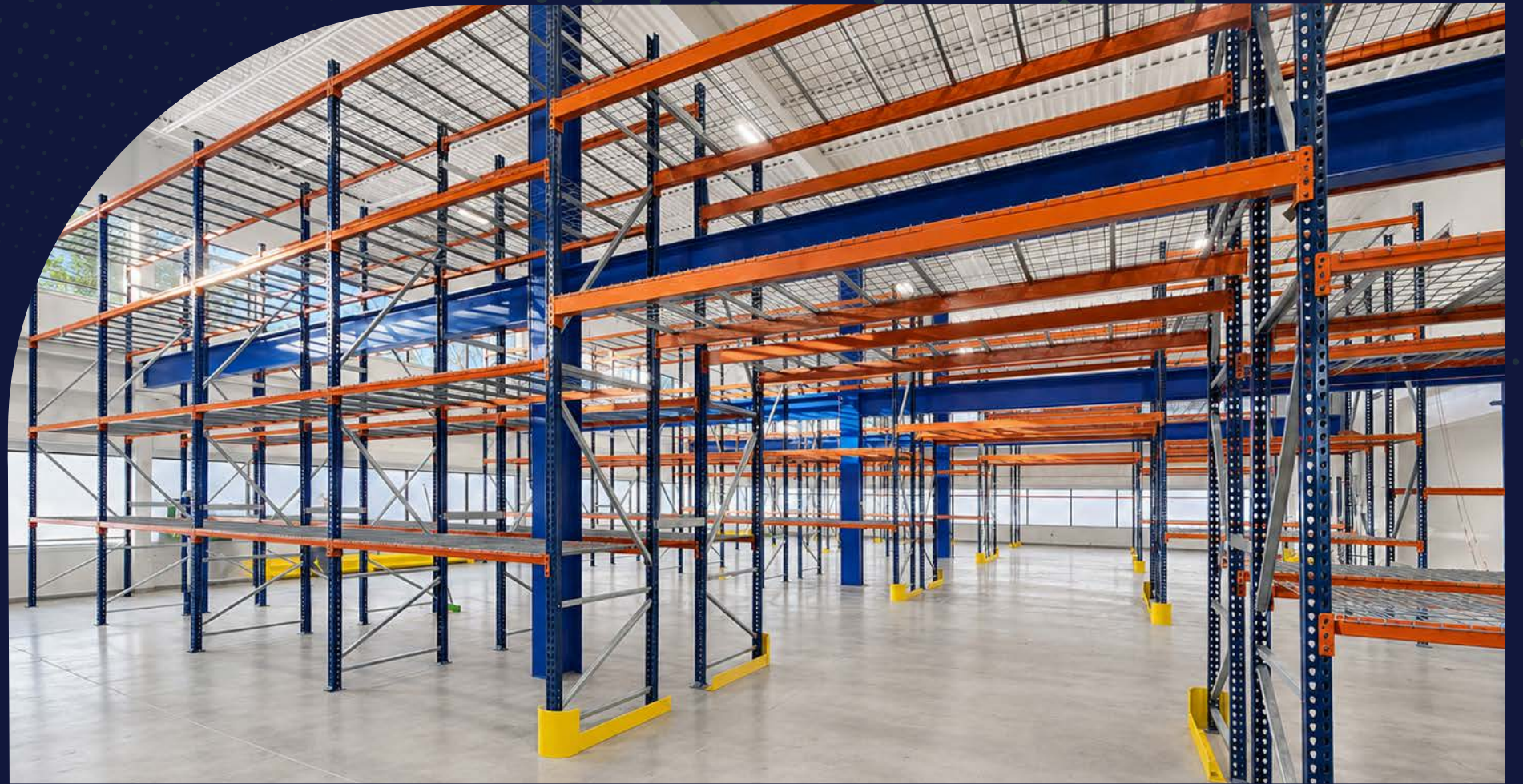
2
Freight Elevators

4
Tailboard High
Loading Docks

3.9/1,000 SF
Parking Ratio

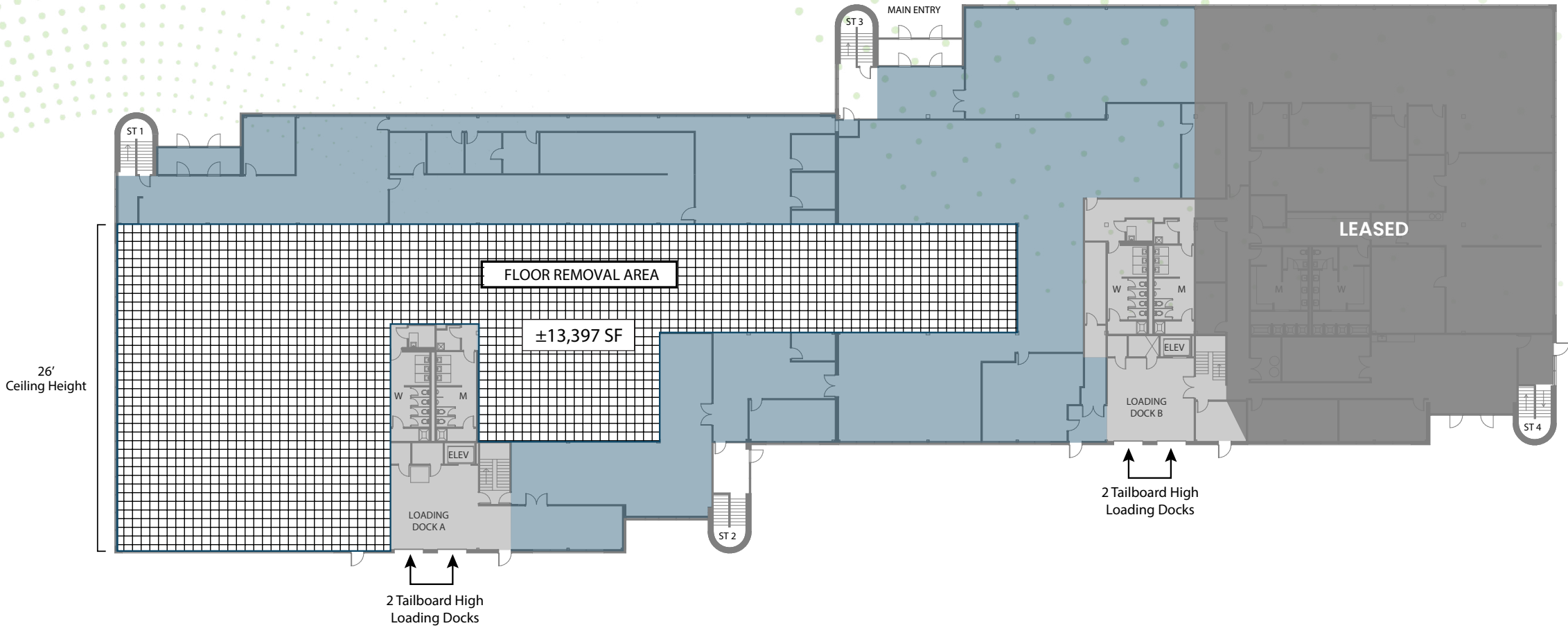
750 KW
Emergency
Generator

26'
Projected Clear Height

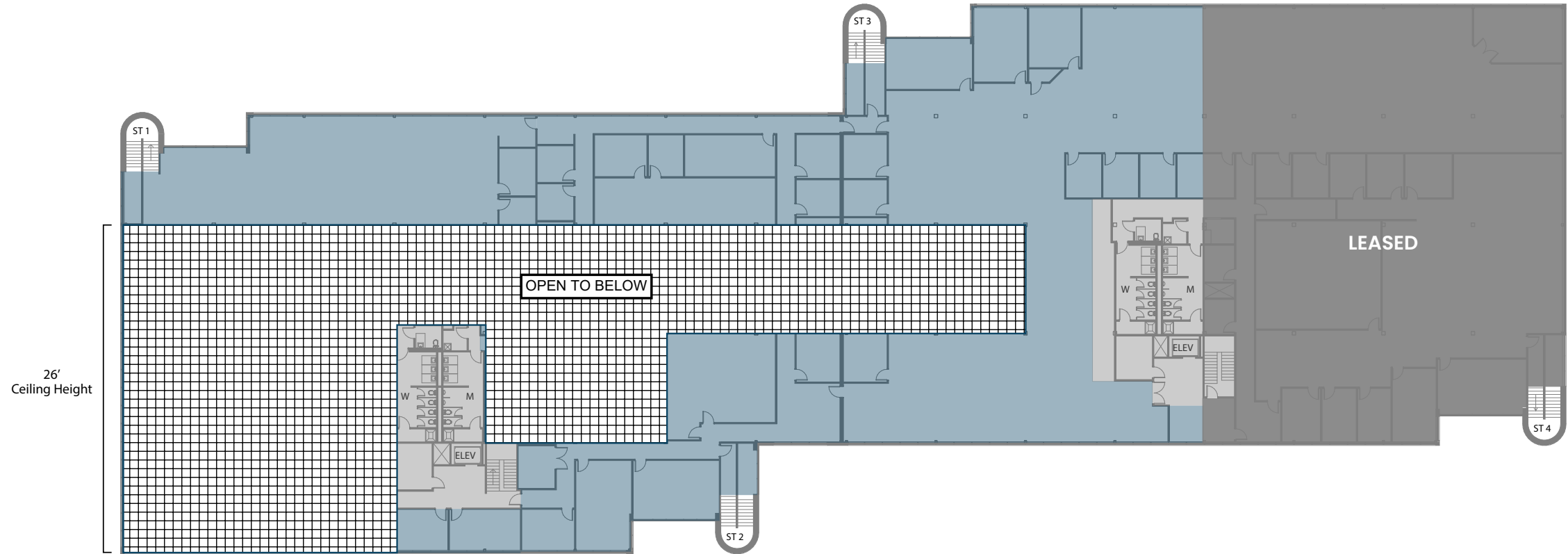


FLOOR PLANS

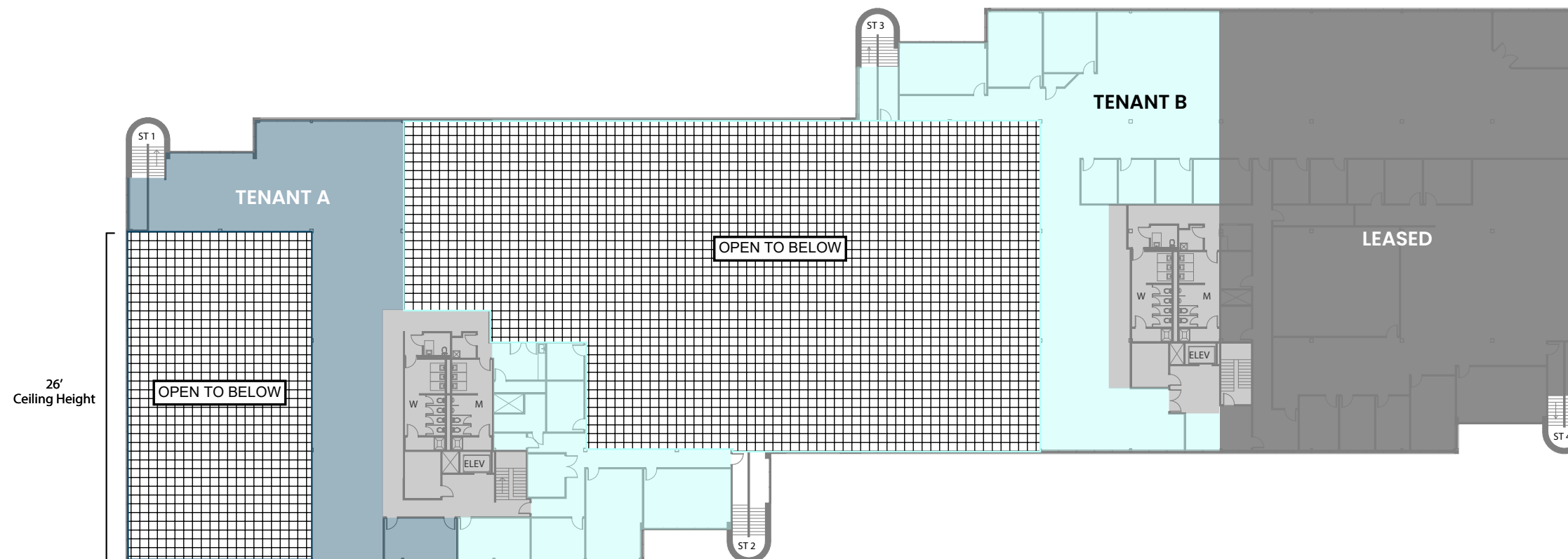
Floor 1



Floor 2



Floor 1



BUILDING SPECIFICATIONS

Property Address	199 Riverneck Road, Chelmsford, MA
Building SF	±46,985 SF
Land Area	6.4 acres
Floors	2
Zoning	IA - Limited Industrial District
Structure	Steel frame
Foundation	Poured concrete
Façade	Masonry and brick
Roof	Fully adhered EPDM
Ceiling Height	12’6” – 28’
Parking	370 spaces (3.9/1,000 SF)
Loading	Four (4) tailboard loading docks
Power	1,600 amps, three-phase, 480/277 volts
Elevators	Two Dover hydraulic elevators
HVAC System	Mix of gas-fired packaged rooftop units, a split system air handler unit and eight HydroTherm gas-fired boilers
Emergency Generator	Kohler 750 kW diesel-fueled emergency generator; 1,200 amps, 480/277 volts; capable of powering the entire building
Sprinklers	Fully sprinklered with notifier fire panel
Utilities	• Electricity: Eversource • Gas: National Grid • Water & Sewer: Town of Chelmsford



ACCESS & AMENITIES

Drum Hill Shopping Center

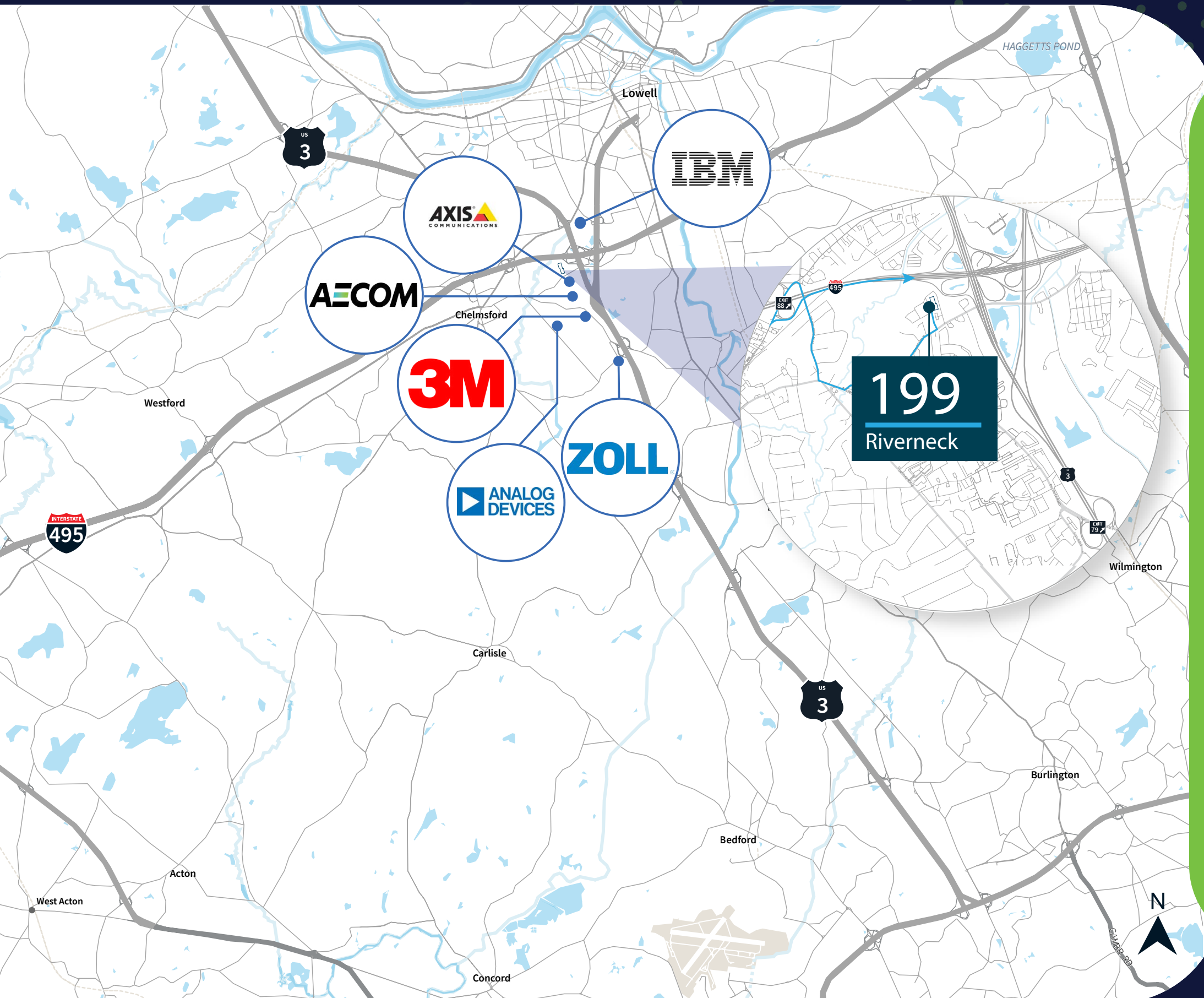
Chelmsford Plaza



Drum Hill Shopping Center

199 Riverneck





Drive Times

I-495
5 minutes | 1.8 miles

Route 3
6 minutes | 2.5 miles

I-93
14 minutes | 10.7 miles

Route 2
15 minutes | 12.4 miles

Downtown Boston
36 minutes | 29.1 miles



199

Riverneck

199 Riverneck Road, Chelmsford, MA

Christopher Lawrence
+1 617 316 6529
christopher.lawrence@jll.com

Hannah Kiernan
+1 617 531 4124
hannah.kiernan@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.