

# 19 BARKER ROAD, TEWKSBURY, MA

## 17,495 SF Warehouse/Manufacturing Space FOR LEASE



### Property Highlights

The Route 495 Warehouse has been designed with clear spans and no columns for maximum usage. Located 1/4 mile from the intersections of I-495 and Route 38 and just minutes to Route 3 and I-93.

### Building Specifications

Building Size: 32,160 SF  
Available Space: 17,495 SF  
Land Area: 2.90 acres  
Building Type: Warehouse/Manufacturing  
Construction: Masonry  
Clear Height: 20'  
Loading Area: (2) 8'x8' & (1) 14'x10' (w/ leveler) tailboard loading docks  
Building Power: 200a/220v 3p  
HVAC: Only in office area  
Utilities: Gas - Natural, Heating - Gas, Sewer - Septic Field, Water - City  
Sprinklers: Dry throughout  
Zoning: Industrial  
Parking: Adequate  
Rail: Building has an active rail spur  
Rent: \$5.50/SF NNN



To learn more, please contact

**David Gilkie, CCIM, SVP**

617.457.3202 | [dgilkie@naihunneman.com](mailto:dgilkie@naihunneman.com)

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Commercial Real Estate Services, Worldwide.

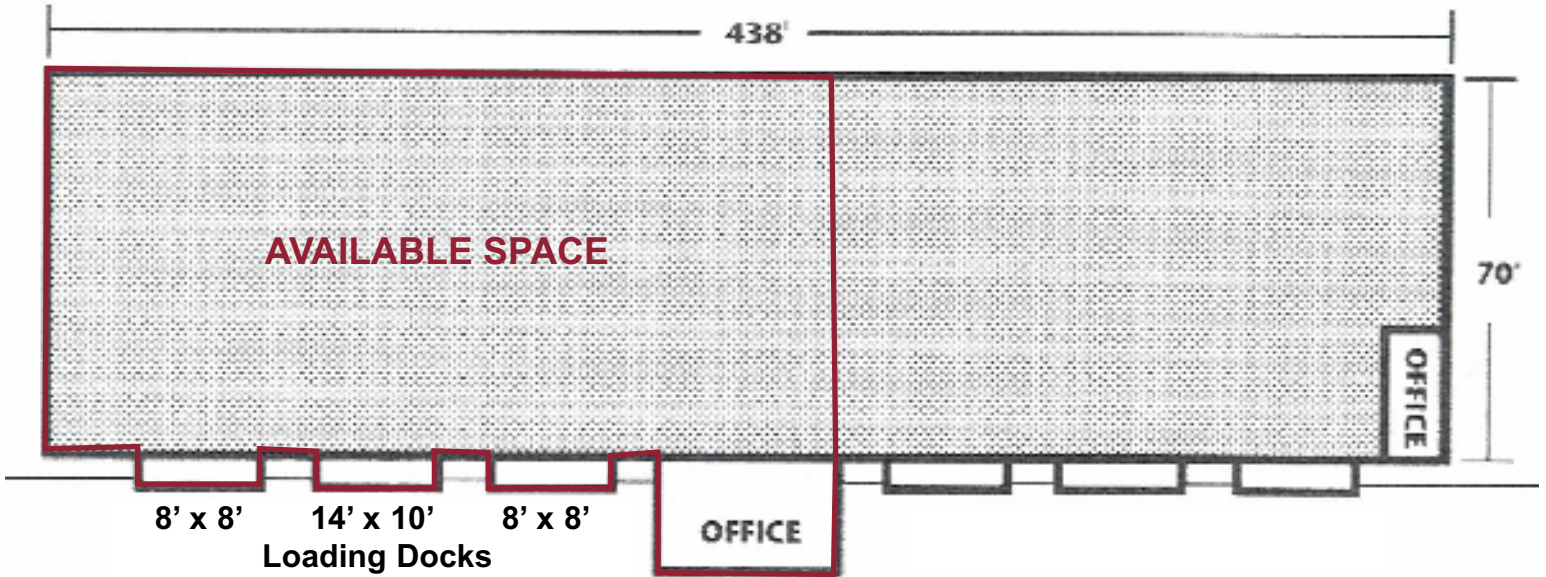
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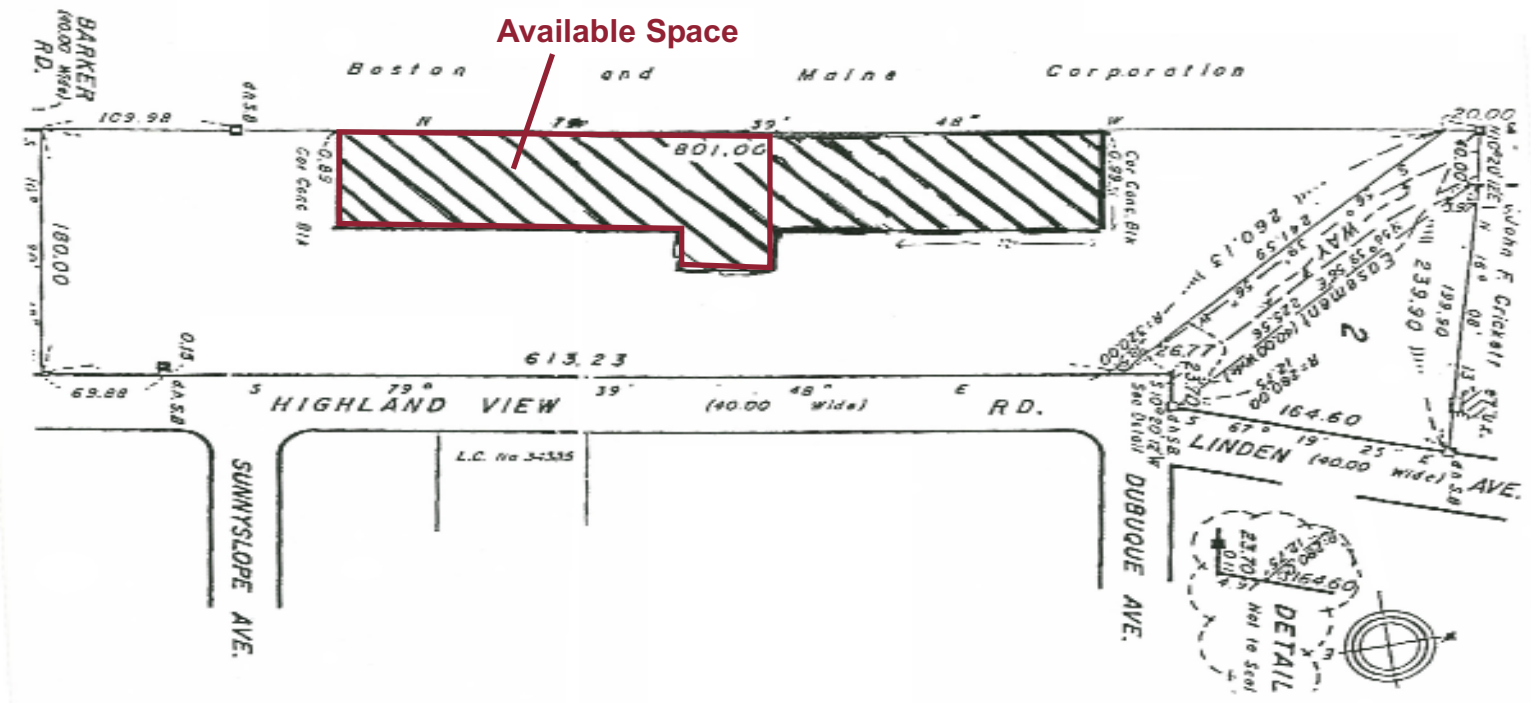
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### Floor Plan



### Plot Plan



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