

CLOSED TRANSACTION

17 Progress Road, Billerica. MA



Address: 17 Progress Road, Billerica, MA
Lessor: Colrane Company
Lessee: PRI Automation Inc.

Type: Industrial/office
Size: 123,000 sq. ft.
Term: Ten (10) years
Rental Rate for the Existing 57,000 s.f.:

| | |
|------------|-----------|
| Year 1-2: | \$6.95 n3 |
| Year 3-4: | \$7.10 n3 |
| Year 5-6: | \$7.25 n3 |
| Year 7-10: | \$7.40 n3 |

Rental Rate for the 61,543 s.f. expansion:

| | |
|------------|-----------|
| Year 1-2: | \$7.85 n3 |
| Year 3-4: | \$8.00 n3 |
| Year 5-6: | \$8.15 n3 |
| Year 7-10: | \$8.30 n3 |

Comments:

- Built in 1988
- 40,000 s.f. @ 28' clear under the bar joist
- 8,000 s.f. of office mezzanine space and 3,000 of office space on the first floor in the existing building.
- 6" reinforced concrete floor



**The
Stubblebine
Company**

www.stubblebinecompany.com

**The Stubblebine Company represented
the Landlord in this transaction**

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