

**FOR  
LEASE**

# 23 ESQUIRE ROAD NORTH BILLERICA, MA



## 17,000 +/- SF OFFICE/FLEX SPACE

» As the exclusive agent, The Stubblebine Company is pleased to offer 23 Esquire Road, North Billerica, MA for Lease:

- Conveniently directly off Route 3 & in close proximity to I-495
- Potential building signage visibility from Route 3 (Southbound)
- Strong well-capitalized ownership
- Corporate neighbors include Flir Systems, FedEx, Freight, Tektronic Testing Service, and New Penn
- Signage on Esquire Road



**EXCLUSIVE LISTING AGENT**  
**THE STUBBLEBINE COMPANY**  
**CORFAC INTERNATIONAL**



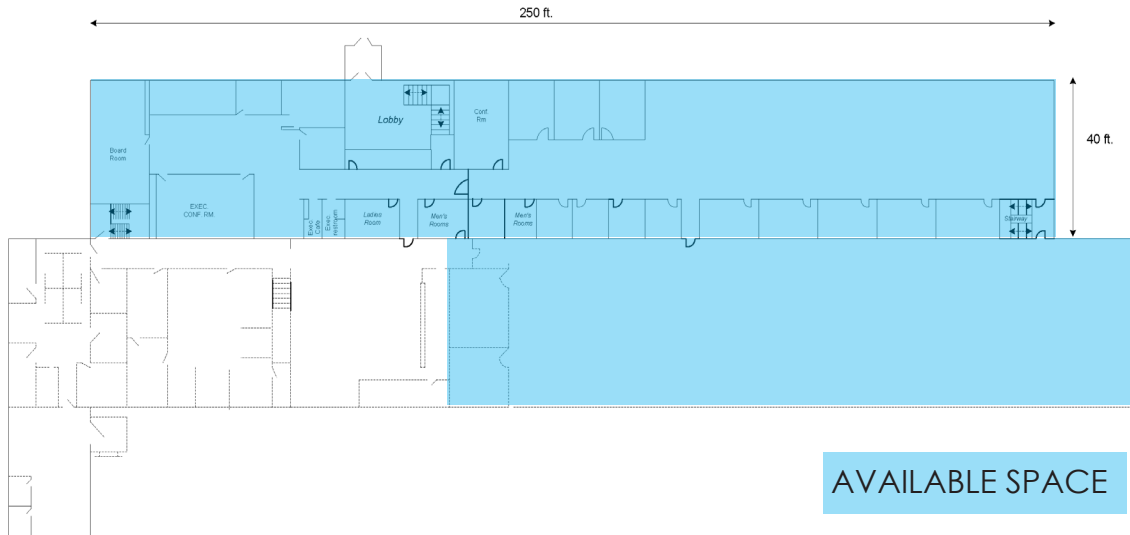
## PROPERTY SPECIFICATIONS

<b>SPACE AVAILABLE:</b>	4,000 - 17,000 SF
<b>YEAR BUILT:</b>	1989
<b>CEILING HEIGHT:</b>	10' SUSPENDED CEILINGS
<b>CONSTRUCTION:</b>	STEEL STRUCTURE BLOCKED GLASS
<b>ZONING:</b>	GENERAL INDUSTRY
<b>HVAC:</b>	100% HVAC
<b>UTILITIES:</b>	GAS, SEWER AND WATER
<b>SPRINKLER:</b>	WET SYSTEM
<b>PARKING:</b>	AMPLE



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## SECOND FLOOR PLAN



## AERIAL VIEW



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PHOTOS



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## MARKET OVERVIEW



### BILLERICA OVERVIEW

Billerica was incorporated as a town in 1655. The name was chosen because some of the original families originated from Billericay in England. Billerica is located 20 miles north-northwest of Boston along Route 3 positioning it between the Boston Metro region and the Greater Lowell region. Billerica has several small neighborhoods that form villages of the town.

Billerica has a large retail presence and is home to many corporations, such as, Ratheon, Cabot Corporation, L3 Technologies and Avaya. Billerica is geographically close to the MBTA Wilmington Commuter Rail and the Woburn line that offers an express bus to Logan Airport. Billerica also offers several recreational and sports activities. Being close to Boston there is an abundance of entertainment options.



### BILLERICA ECONOMY

- Billerica has an unemployment rate of 3.1%. The US average is 5.2%.
- Billerica has seen the job market increase by 1.7% over the last year. Future job growth over the next ten years is predicted to be 39.4%, which is lower than the US average of 38.0%.



### BILLERICA DEMOGRAPHICS



**POPULATION: 43,962**



**MEDIAN INCOME: \$106,177**



**MEDIAN AGE: 40**



**MEDIAN HOME VALUE: \$393,488**



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CORPORATE NEIGHBORS

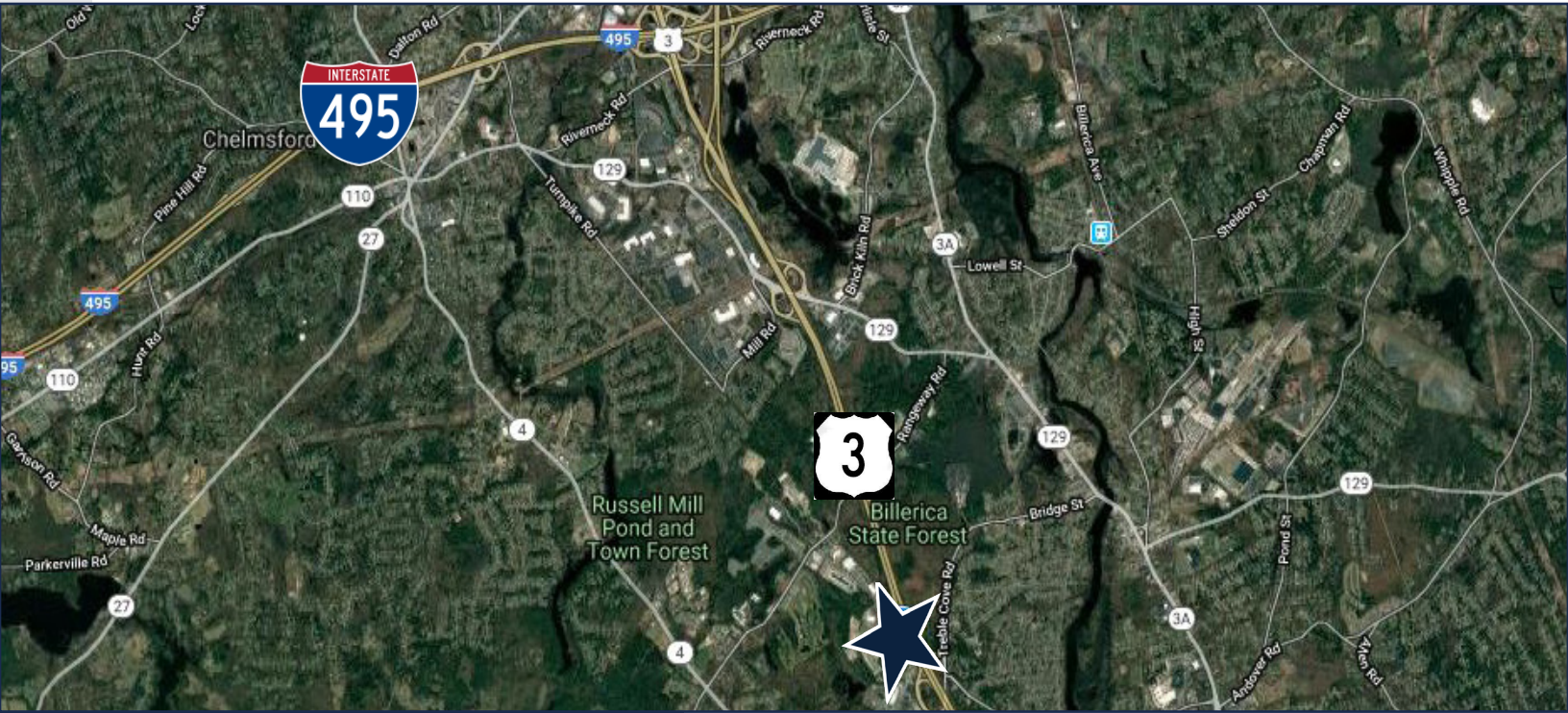


LOCAL AMENITIES



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## LOCATION



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### CONTACT:

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### Distance To



BOSTON



**8.2**  
miles

**25.5**  
miles

**12**  
miles