

267 BOSTON ROAD

BILLERICA, MA



OFFICE/R&D

8,747 SF AND 2,160 SF SPACES
FOR LEASE

- OFFICE/FLEX/LAB SPACE
- FIRST CLASS PARK SETTING
- PROXIMITY TO ROUTE 3

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

8,747 SF AND 2,160 SF OFFICE/R&D SPACES FOR LEASE

PROPERTY HIGHLIGHTS

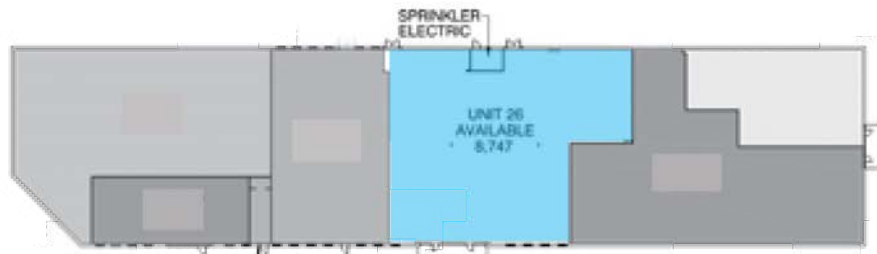
- LOCATED DIRECTLY ON ROUTE 3A WITH EXCELLENT ACCESS TO ROUTE 3, ROUTE 128 AND THE MIDDLESEX TURNPIKE
- HEAVY ELECTRICAL POWER
- NUMEROUS RECENT UPGRADES INCLUDING NEW PARKING LOT, NEW EXTERIOR PAINT AND LIGHTING, SIGNAGE AND LANDSCAPING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,354	13,439	51,351
TOTAL POPULATION	3,989	38,499	142,076
AVERAGE HH INCOME	\$90,918	\$92,115	\$85,645

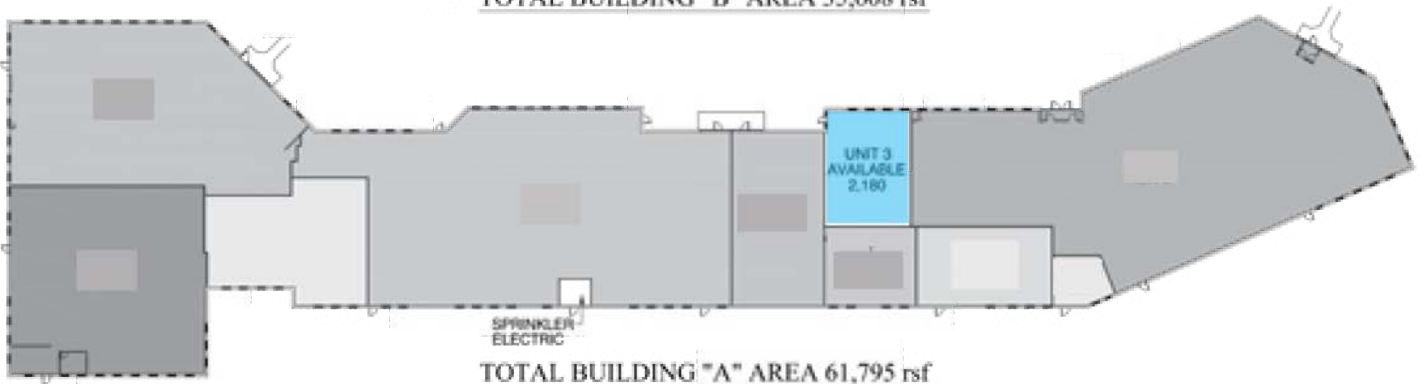
PROPERTY SPECIFICATIONS

BUILDING SIZE	35,608 SF
AVAILABLE	BUILDING A: 2,160 SF BUILDING B: 8,747 SF
CONSTRUCTION	STEEL FRAME WITH CONCRETE MASONRY
WATER/SEWER	TOWN
ZONING	INDUSTRIAL
POWER	2,000 AMPS, 208/120V, 3 PHASE 4 WIRE
SPRINKLER	100% WET SYSTEM
LOADING	ONE (1) ON-GRADE DOUBLE DOOR; TAILBOARD LOADING CAN BE ADDED
CEILING	12'10" CLEAR
PARKING	2.4 CARS/1,000 SF
ROOF	BALLASTED EPDM ROOF (2009)

FLOOR PLANS

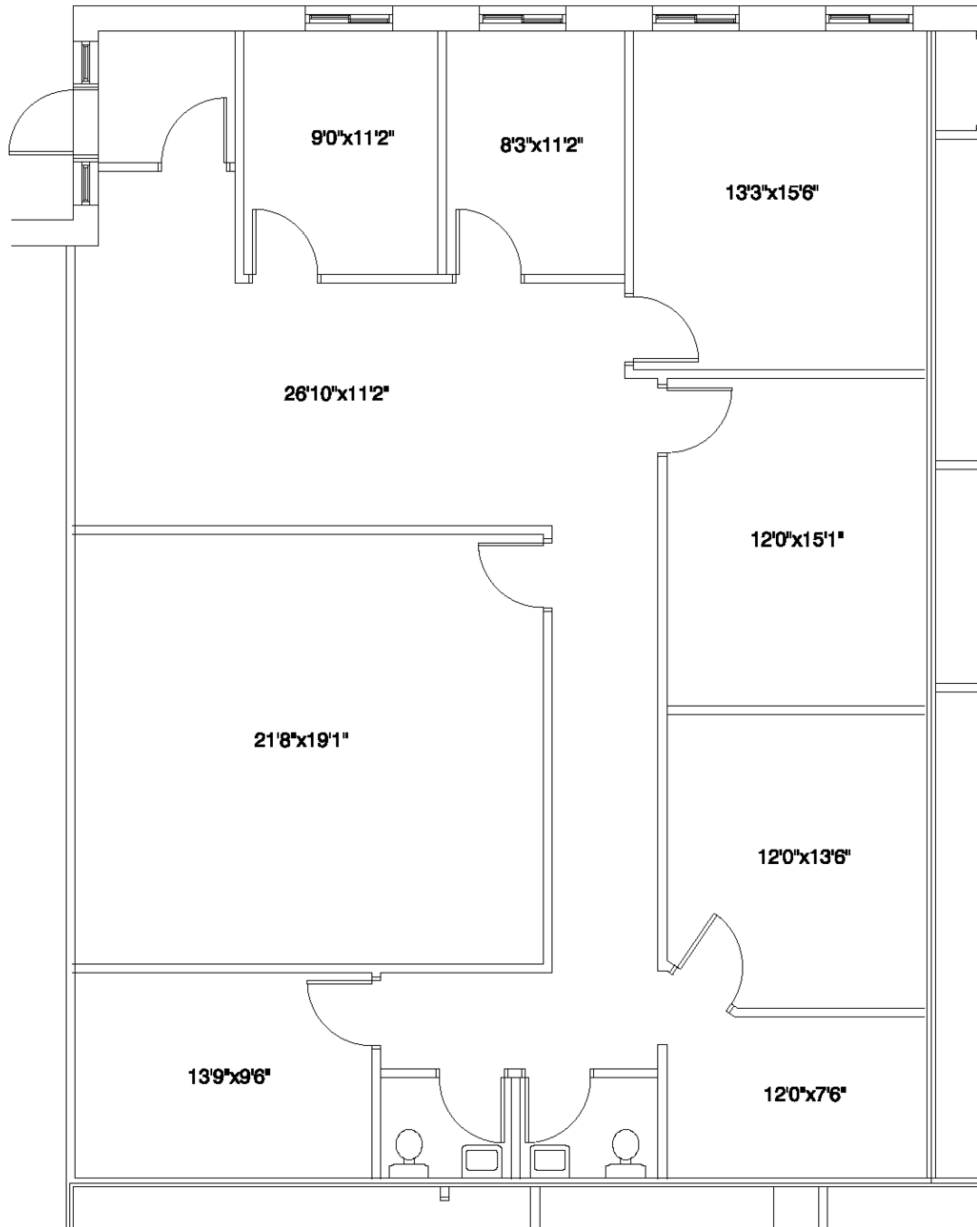


TOTAL BUILDING "B" AREA 35,608 rsf



TOTAL BUILDING "A" AREA 61,795 rsf

FLOOR PLANS



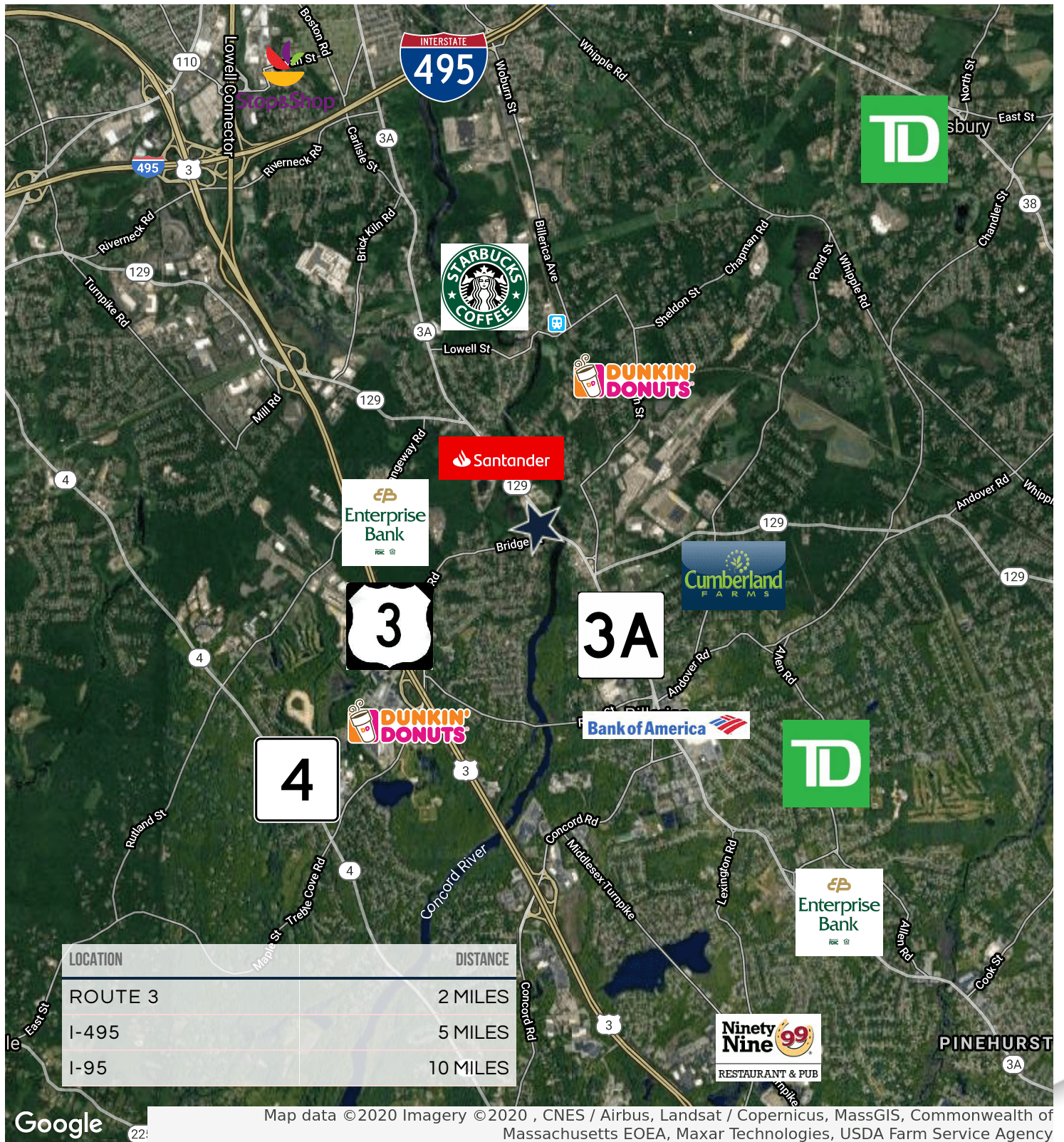
AVAILABLE AREA = 2,180sf

UNIT #3, BUILDING "A", 267, BOSTON ROAD, BILLERICA, MA

SCALE: 1/8"=1'-0"

APRIL 24, 2019

RETAILER MAP



Map data ©2020 Imagery ©2020, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA Farm Service Agency

267 BOSTON ROAD

BILLERICA, MA



CONTACT:

MICAH STUBBLEBINE	978.265.8101	MICAH@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM
ALAN RINGUETTE	978.265.8112	ALAN@STUBBLEBINECOMPANY.COM
ELLEN GARTHOFF	978.760.1263	ELLEN@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL