

6-10 COOK STREET

BILLERICA, MA



20,500 SF

AVAILABLE OFFICE/R&D/
WAREHOUSE

CONTACT:

ELLEN GARTHOFF	978.760.1263	ELLEN@STUBBLEBINECOMPANY.COM
DAVID STUBBLEBINE	617.592.3391	DAVID@STUBBLEBINECOMPANY.COM
JAMES STUBBLEBINE	617.592.3388	JAMES@STUBBLEBINECOMPANY.COM
MICAH STUBBLEBINE	978.265.8101	MICAH@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
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COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

20,500 SF AVAILABLE OFFICE/R&D/WAREHOUSE

PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED IN CLOSE PROXIMITY TO ROUTE 3 AND I-95
- HANDS-ON OWNERSHIP, LOCALLY OWNED AND MAINTAINED

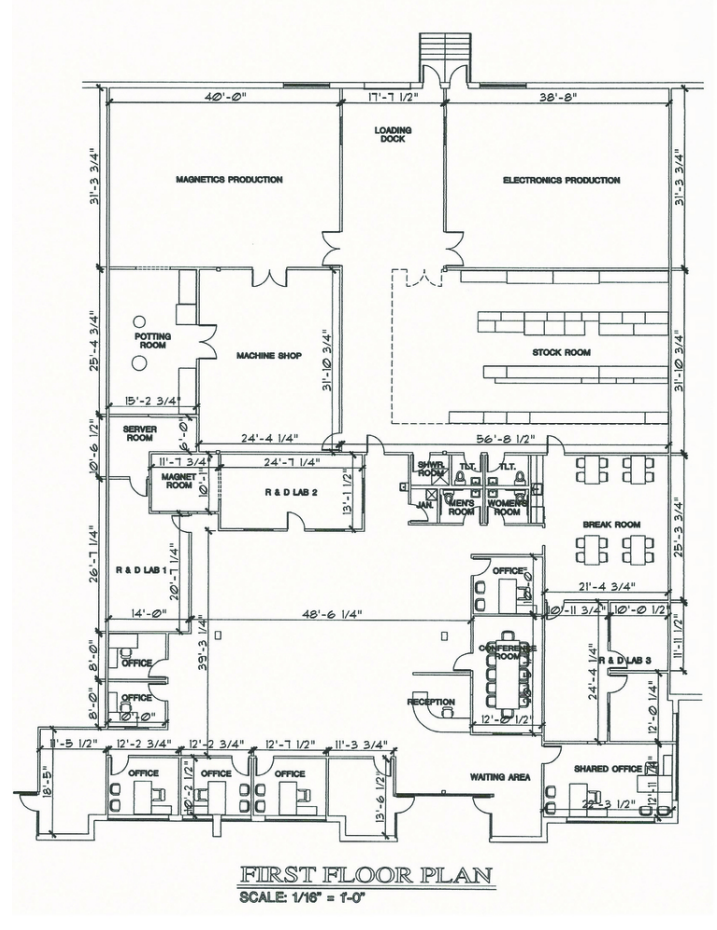
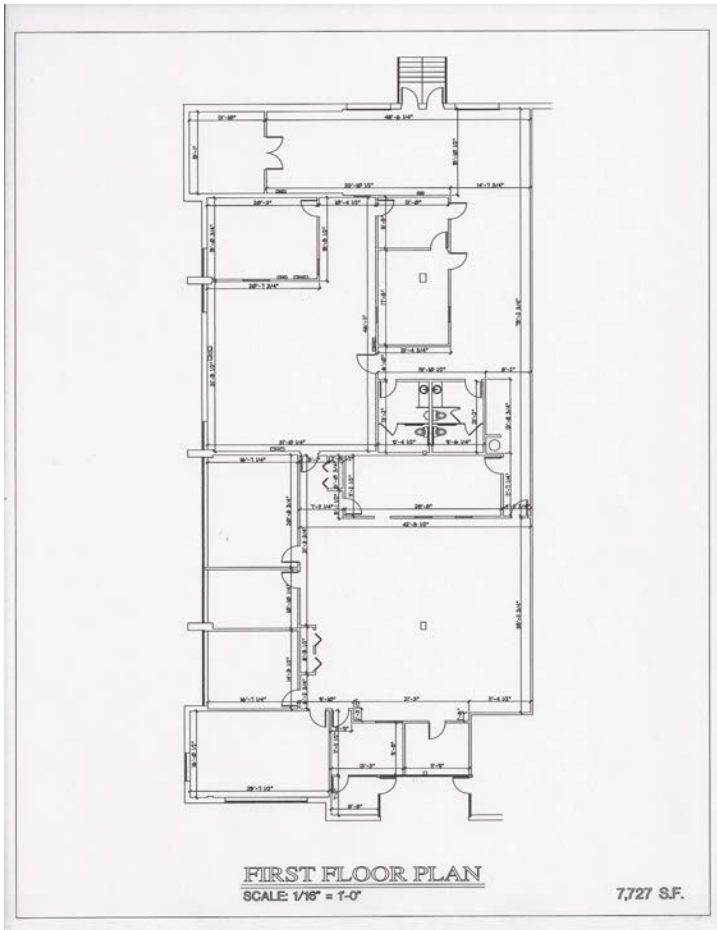
SPACES AVAILABLE	LEASE RATE	SPACE SIZE
SPACE 1	MARKET	6,000 - 12,747 SF
SPACE 2	MARKET	7,753 SF

**6,000-12,747 SF AVAILABLE LATE SPRING 2020; ADDITIONAL 7,753 SF AVAILABLE SEPT. 2020. TOTAL AVAILABLE 20,500 SF

PROPERTY SPECIFICATIONS

BUILDING SIZE	61,696 SF
AVAILABLE SPACE	20,500 SF CONTIGUOUS
LAND	6.46 ACRES
ZONING	INDUSTRIAL
EXTERIOR FRAME	ARCHITECTURAL BLOCK STEEL FRAME, CONCRETE BLOCK
ROOF	NEW RUBBER MEMBRANE (2014), WITH A 15-YEAR WARRANTY
LOADING	ONE (1) TAILBOARD DOCK
SPRINKLER	100% WET SYSTEM
UTILITIES	TOWN WATER/SEWER NATIONAL GRID, EVERSOURCE
POWER	1,200 AMP 277/480 V 3 PHASE 4 WIRE
PARKING	4/1,000 SF

FLOOR PLANS



AVAILABLE SEPTEMBER 2020

AVAILABLE LATE SPRING 2020

LOCATION MAPS

