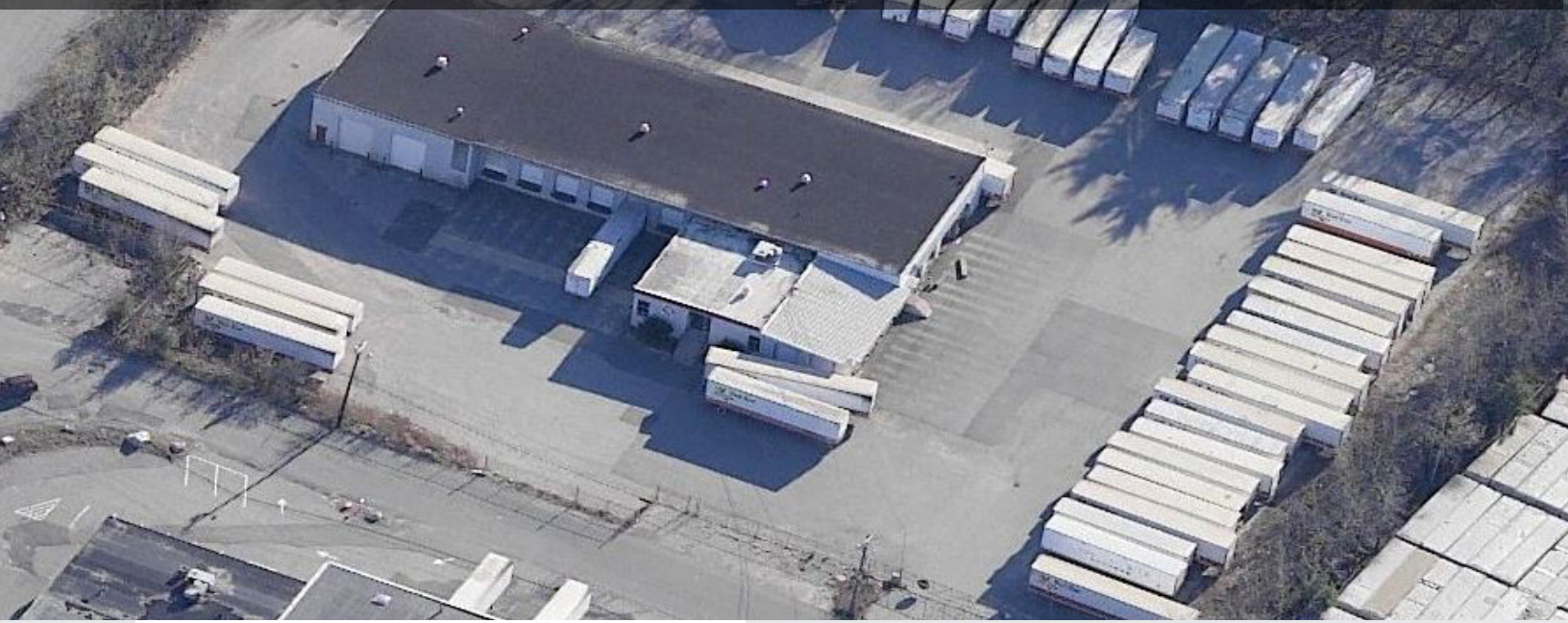


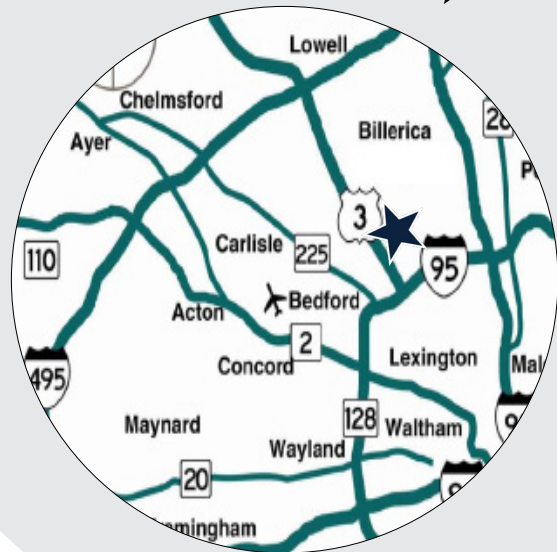
FOR
LEASE

9 DUNHAM ROAD BILLERICA, MA



INDUSTRIAL BUILDING 17,000 SF ON 3.7 ACRES

» The Stubblebine Company is pleased to offer 9 Dunham Road, Billerica, MA, a quality industrial building for lease. This property would be ideal for continued use as a trucking terminal or any companies with large dock and paved yard requirements. Corporate neighbors include Office Depot, Pharmalucence and Gilfoy Distributing. The property has outstanding highway access, being approximately 4 miles from the I-95, Route 3 interchange.



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE	17,000 +/- s.f. total available 2,500 s.f. office; 12,000 s.f. industrial; 2,500 s.f. shop
ZONING	Industrial
LAND	3.7 +/- paved acres
CEILING HEIGHT	12' clear (16' in shop area)
FLOOR	6" concrete
ROOF	New in 2013
LOADING	28 doors, levelers and seals; 2- 13' grade level doors
BAY SPACING	Clear span
POWER	3 phase
PARKING	Ample, fully paved

LOCATION One mi. from Rt. 3/Rt. 62 interchange

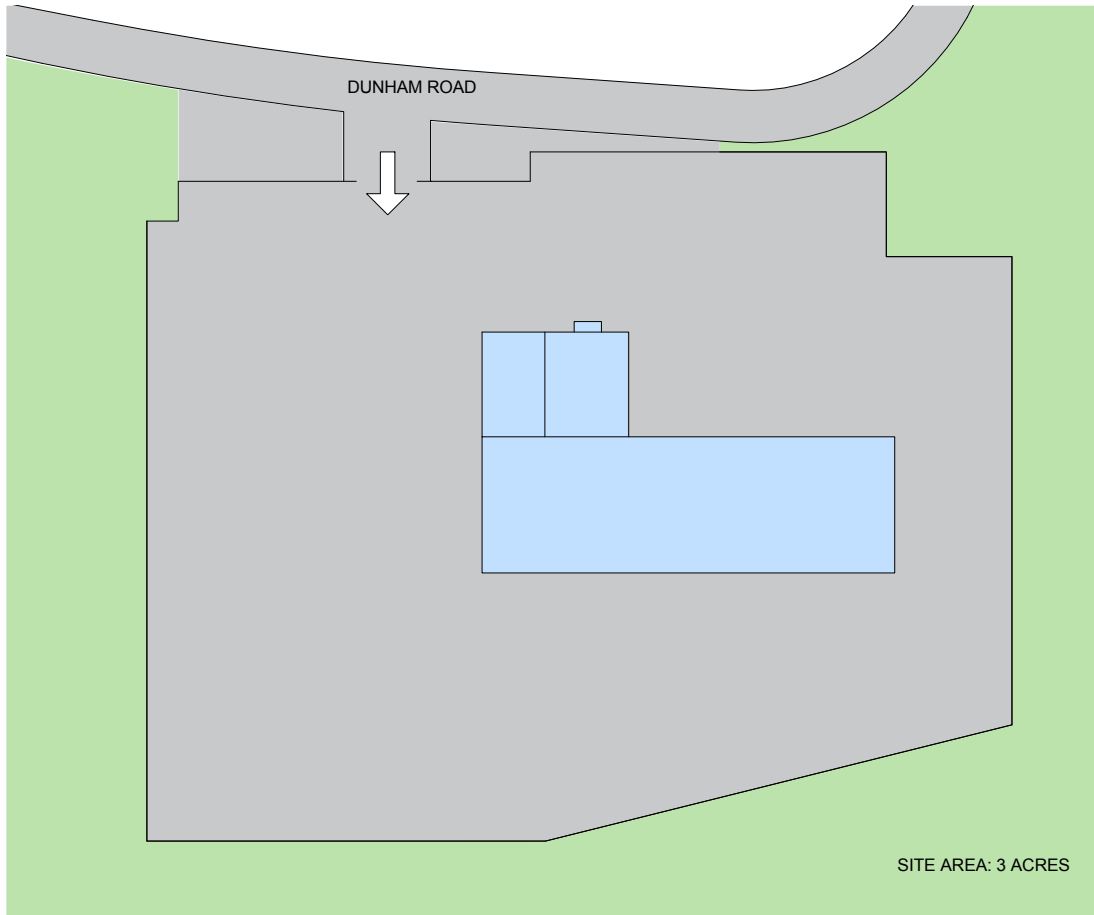
COMMENTS Property is fully fenced with barbed wire; 10,000 double wall; 6,000 gallon double wall one pump



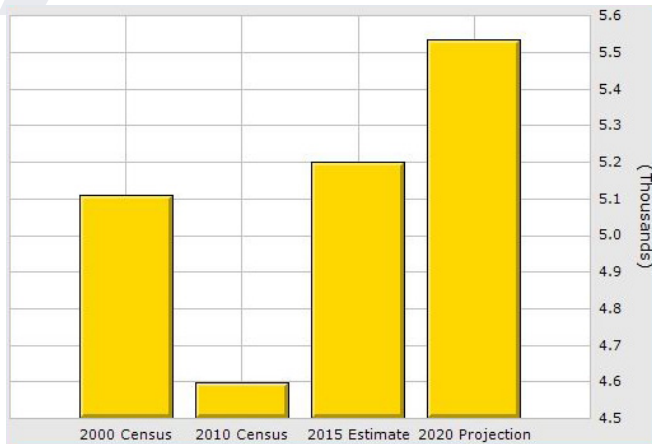
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CORFAC INTERNATIONAL

SITE PLAN



DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2015 Total Population:	5,201	41,516	163,521
2020 Population:	5,534	43,600	171,331
Pop Growth 2015-2020:	6.40%	5.02%	4.78%
Average Age:	40.20	39.60	38.70
Households			
2015 Total Households:	1,791	15,436	59,725
HH Growth 2015-2020:	6.70%	5.19%	5.02%
Median Household Inc:	\$91,884	\$87,289	\$73,595
Avg Household Size:	2.80	2.70	2.70
2015 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$319,547	\$332,415	\$320,615
Median Year Built:	1964	1971	1965



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LOCATION

- 1.5 miles to Route 3
- 4 miles to I-95



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Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.

