

**FOR
SALE OR
LEASE**

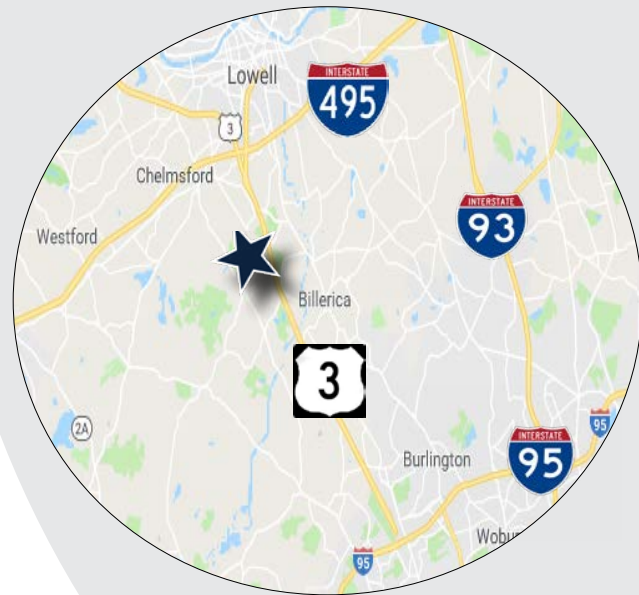
2 REPUBLIC ROAD BILLERICA, MA



6,000 S.F. INDUSTRIAL/FLEX BUILDING WITH REDEVELOPMENT POTENTIAL

The Stubblebine Company is pleased to offer for sale or lease, 2 Republic Road Billerica, MA to the marketplace:

- Conveniently located just off Route 3 at Exit 28
- Highly visible location with frontage on busy street
- Modern office build out throughout



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SPECIFICATIONS

BUILDING SIZE	6,000 SF
LAND	1.03
YEAR BUILT	1969, complete interior renovation in 2010
CEILING HEIGHT	12' clear above dropped ceilings
CONSTRUCTION	Masonry
HVAC	100% Air-conditioned, Forced hot air
ZONING	IND, N. Billerica
UTILITIES	Septic system, City Water
TAXES:	\$3.21/SF (2019)
PARKING	3/1,000 SF
POWER	400 amps, 3 phase, 4wire
LOADING	One (1) elevated double door
LEASE RATE	Market
SALE PRICE	\$1,695,000



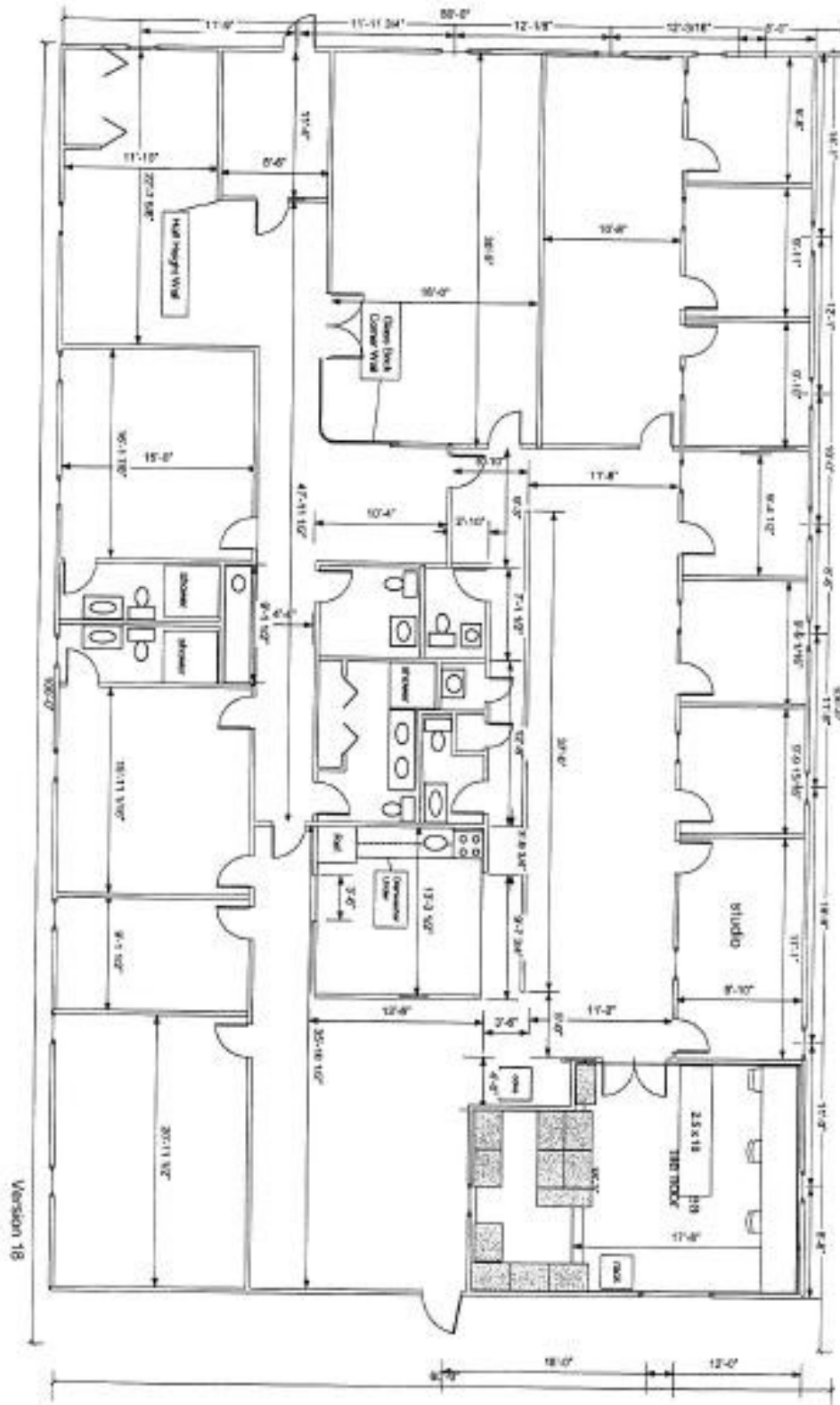
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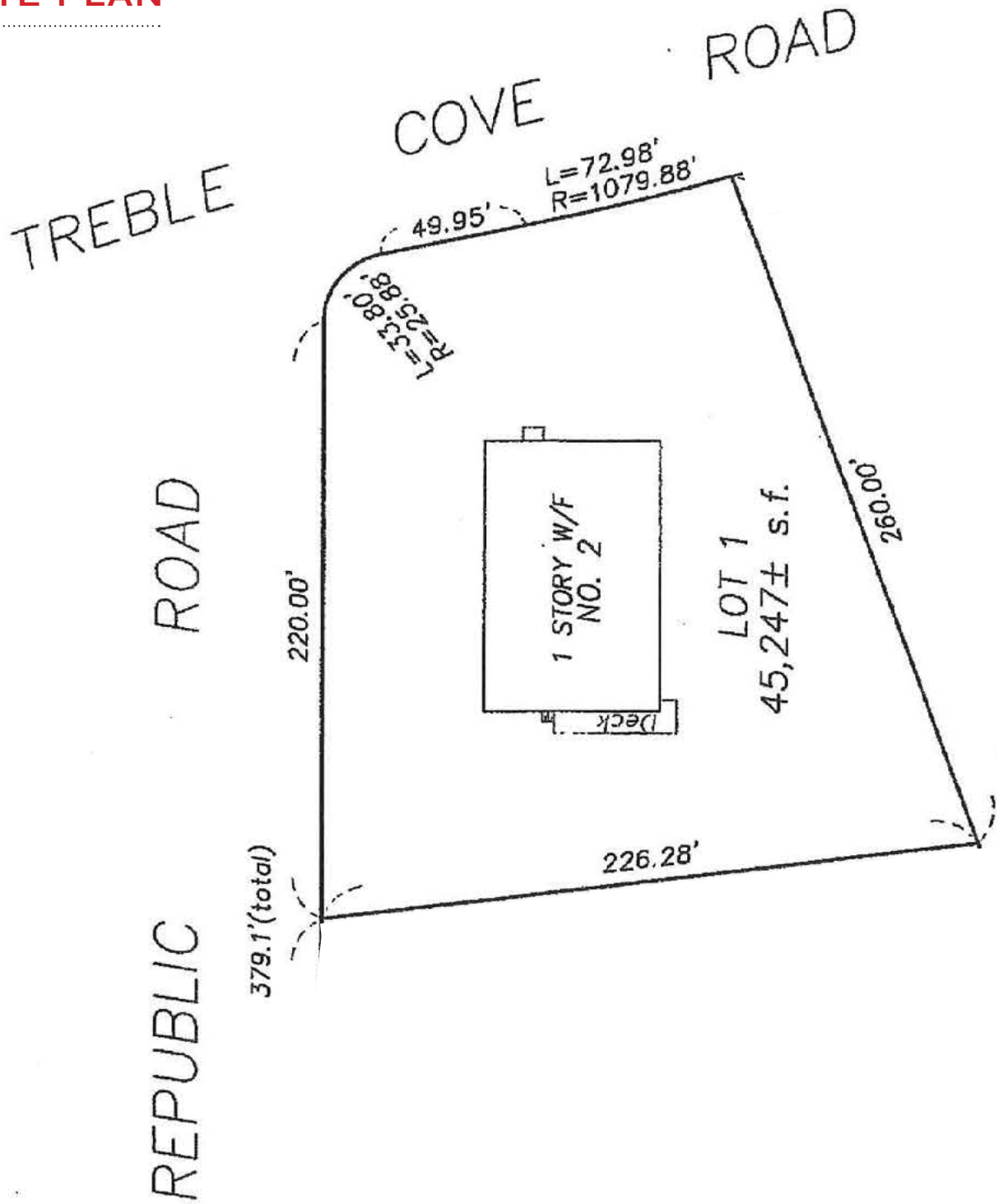
PHOTOS



FLOOR PLAN



SITE PLAN



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-north-west of Boston along Route 3 positioning it between the Boston Metro region and the Great 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

CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



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LOCATION



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CONTACT

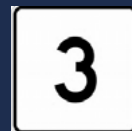
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Distance To



.15
miles



4
miles



7
miles