

**FOR
SUBLEASE**

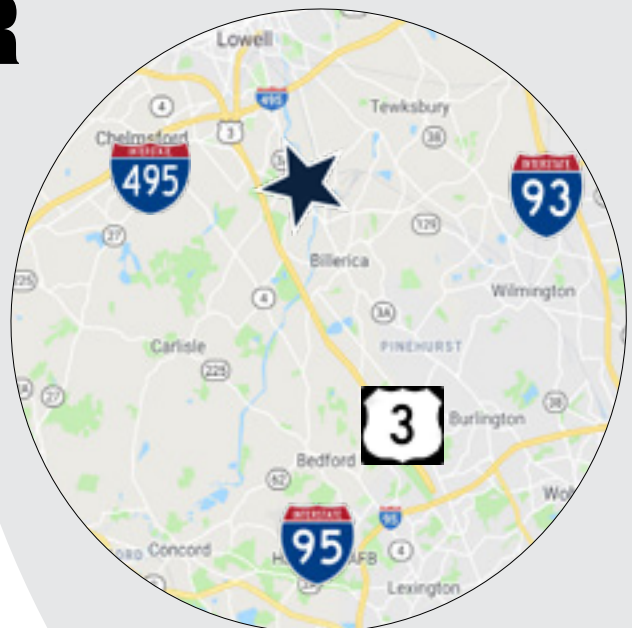
85 RANGEWAY ROAD BILLERICA, MA - BUILDING 3



7,083 SF OFFICE FOR SUBLEASE

The Stubblebine Company is pleased to offer for sublease 85 Rangeway Road, Building 3, Billerica, MA:

- Plug and play office
- CAT 5 data throughout the office
- Three (3) separate heating and cooling zones
- Fully insulated walls (reduced noise)
- Existing cubicles and furniture available



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



BUILDING 3 PROPERTY SPECIFICATIONS

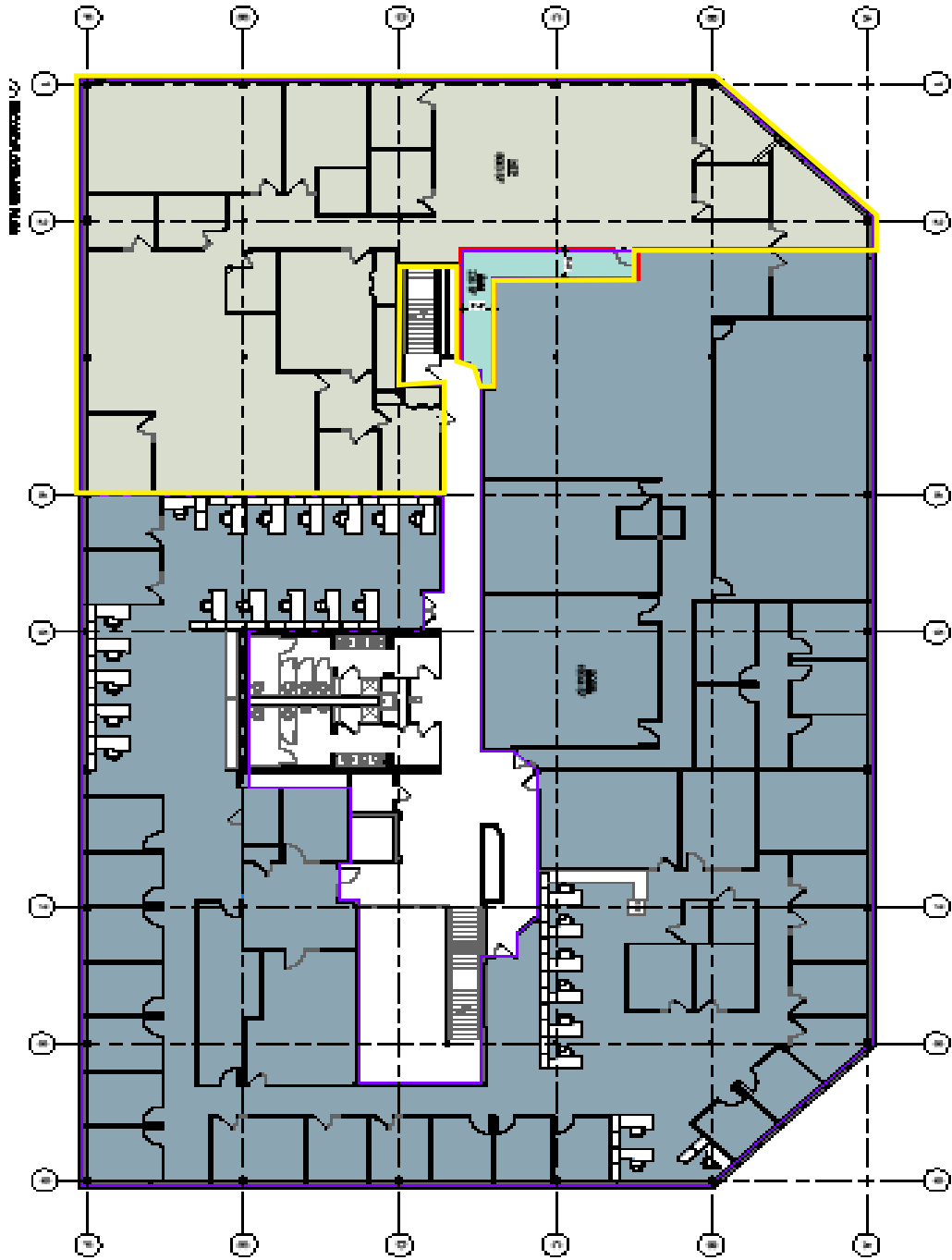
BUILDING SIZE	50,000 SF
SPACE AVAILABLE	6,003 SF office 7,083 SF gross CAM
LAND AREA	20 acres
ZONING	Commercial
YEAR BUILT	2001
HEIGHT	13' slab to slab
ELEVATORS	One (1) elevator; passenger and freight
LOADING DOCKS	Yes
HVAC	Heat and air-conditioning
SPRINKLER	Wet system
LEASE RATE	Market
SECURITY	Stanley alarm system in place



BUILDING PHOTOS



FLOOR 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-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 AREA AMENITIES



LOCATION



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 CORFAC INTERNATIONAL

CONTACT

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Distance To



1.25
miles



4.4
miles



7.5
miles

BOSTON

25.5
miles