

**FOR
LEASE**

12 DUNHAM ROAD BILLERICA, MA

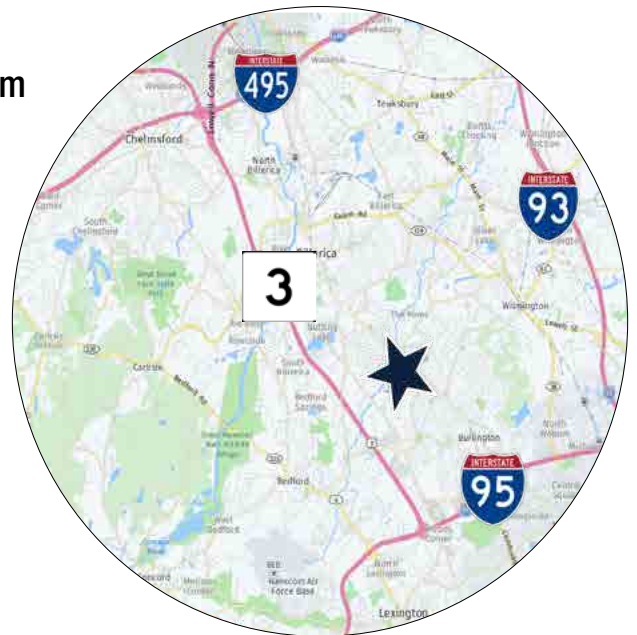


35,661 SF BUILDING FOR LEASE

» The Stubblebine Company is pleased to offer 12 Dunham Road, Billerica, MA for Lease.

Salient Details Include:

- 1.56 Acres
- Tailboard & On-Grade Loading
- Zoned Industrial
- 1.5 Miles to Route 3



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE:	35,661± SF (1ST FL: 25,000± SF) (2ND FL: 10,661± SF)	
LAND AREA:	1.56 ACRES	
OFFICE SPACE:	12,000 SF	
LOADING DOCKS:	TWO (2) TAILBOARD & ONE (1) ON-GRADE ROLLUP DOOR	
WATER & SEWER:	TOWN SEWER	
ELECTRIC:	800 AMPS, 120- 208V	
ZONING:	INDUSTRIAL	
CEILING HEIGHT:	FIRST FLOOR	12'7" - 13'3" TO JOIST
	SECOND FLOOR	9'5" TO JOIST
SPRINKLER SYSTEM:	WET	
YEAR BUILT/EXPANSION:	1974/1985	
BATHROOMS:	SEVEN (7)	
LIGHTING:	STRIP FLOURESCENT LIGHTING	
HVAC:	AIR-CONDITIONED OFFICE SPACE	



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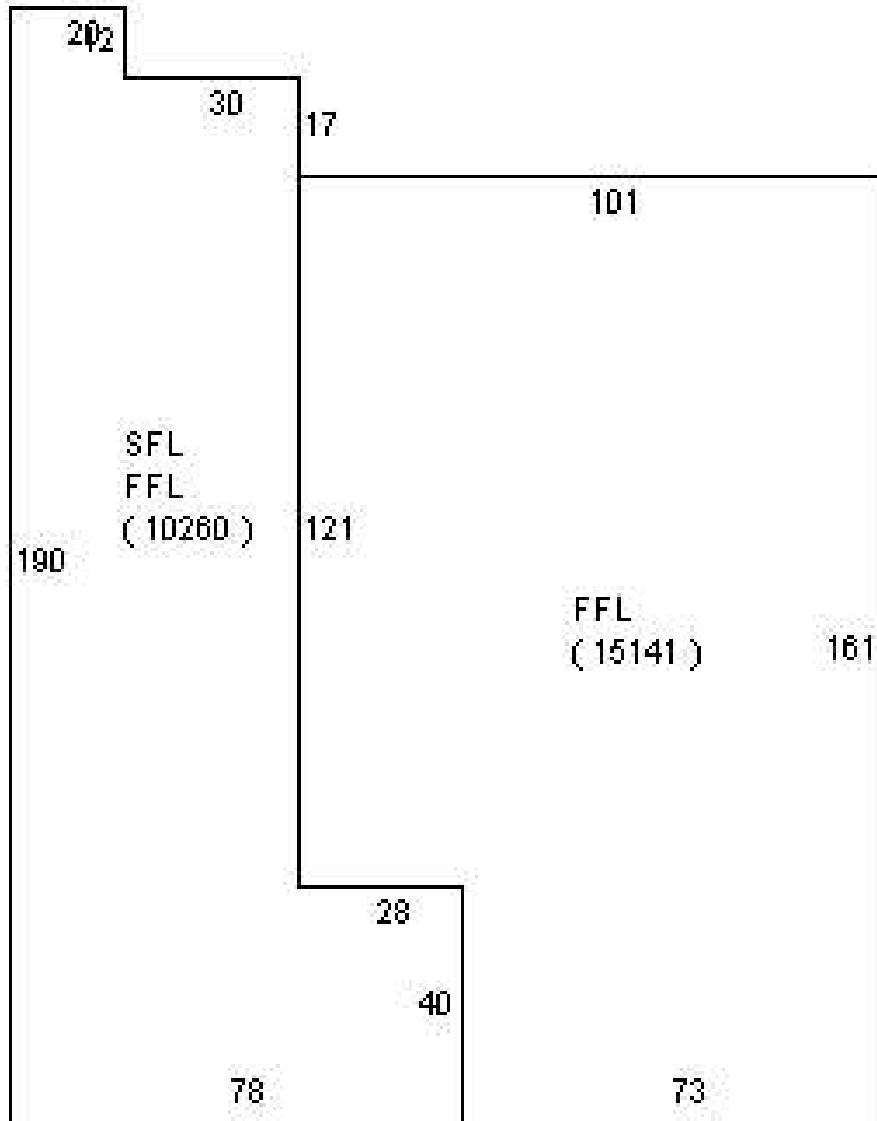


BUILDING PHOTOS



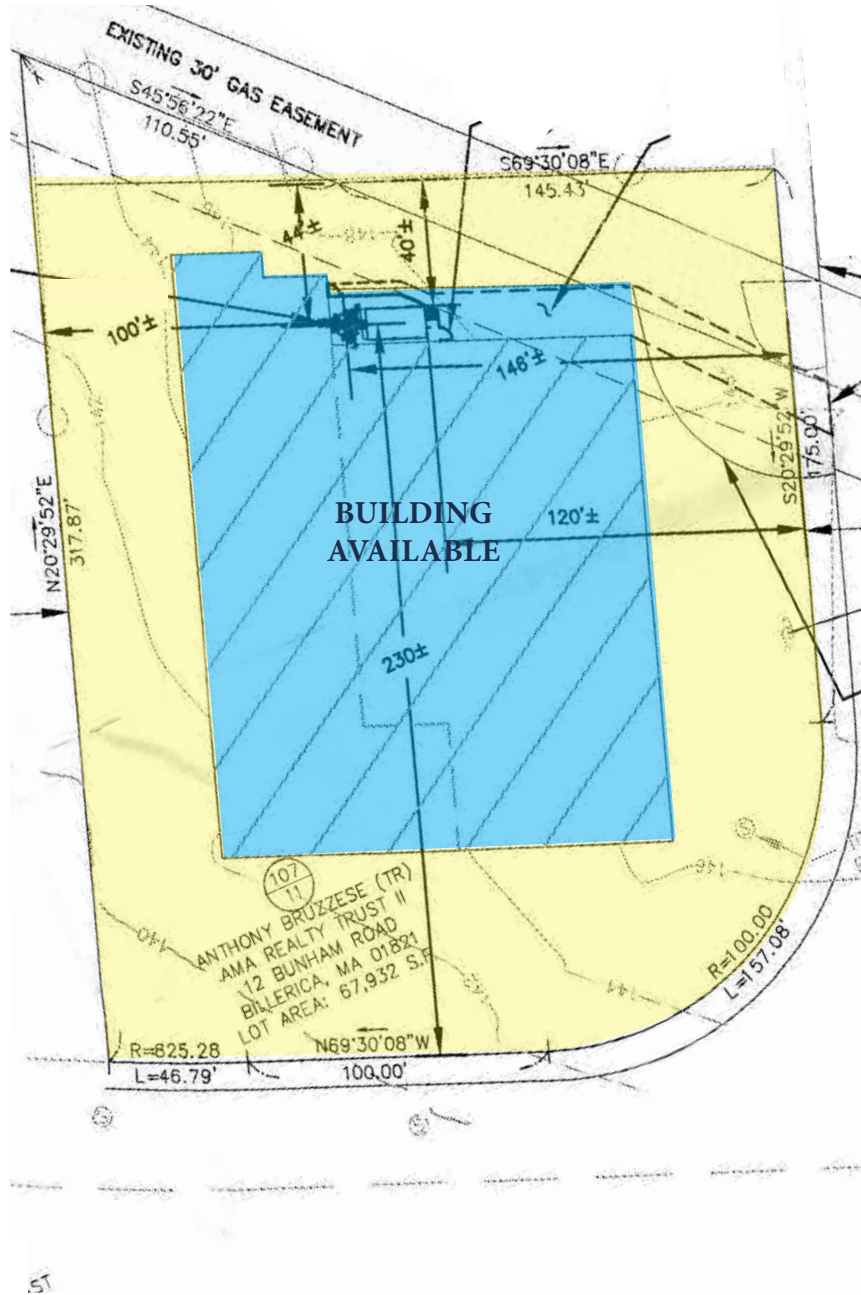
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FLOOR PLAN



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SITE PLAN



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LOCATION



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CONTACT:

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Distance To

3

1.5
miles



4
miles



10
miles