

**FOR
LEASE**

47 MANNING ROAD BILLERICA, MA



5,800 - 13,350 SF OFFICE/R&D SPACE FOR LEASE

» As the exclusive agent, The Stubblebine Company is pleased to offer 47 Manning Road Billerica, MA for Lease:

- Fully renovated in 2019
- Close proximity to numerous amenities
- Strategically located near the intersection of Route 3 and Route 62



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

BUILDING SIZE:	46,784 SF
AVAILABLE SPACE:	- 5,850 S.F. FIRST FLOOR - 7,500 S.F. SECOND FLOOR
LAND AREA:	4.80 ACRES
YEAR BUILT:	1982; COMPLETELY RENOVATED 2019
PARKING:	3.7/1000 S.F.; 141 SPACES
ZONING:	INDUSTRIAL
LOADING DOCKS:	TWO (2)
CEILING HEIGHT:	12'8" (+/-) CLEAR HEIGHT UNDER BAR JOISTS
SPRINKLER:	WET SYSTEM
WATER/SEWER:	TOWN WATER AND SEWER
HVAC:	HEAT (GAS) AND AIR-CONDITIONING
POWER:	2000 AMPS; 3 PHASE; 480 VOLTS
TAXES:	\$1.08/SF (2019)
RENTAL RATE:	\$10/SF NNN



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FLOOR PLAN



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CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



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LOCATION



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