

10 REPUBLIC ROAD

BILLERICA, MA



PRICE REDUCED



6,000 SF

OFFICE/WAREHOUSE WITH
CONTRACTOR YARD FOR SALE
OR LEASE

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,000 SF OFFICE/WAREHOUSE WITH CONTRACTOR YARD

PROPERTY HIGHLIGHTS

- CONVENIENTLY LOCATED JUST OFF ROUTE 3 AT EXIT 28
- RECENTLY RENOVATED OFFICE SPACE
- CONTRACTOR YARD
- ZONED INDUSTRY
- 1.056 ACRES

EXPENSES:

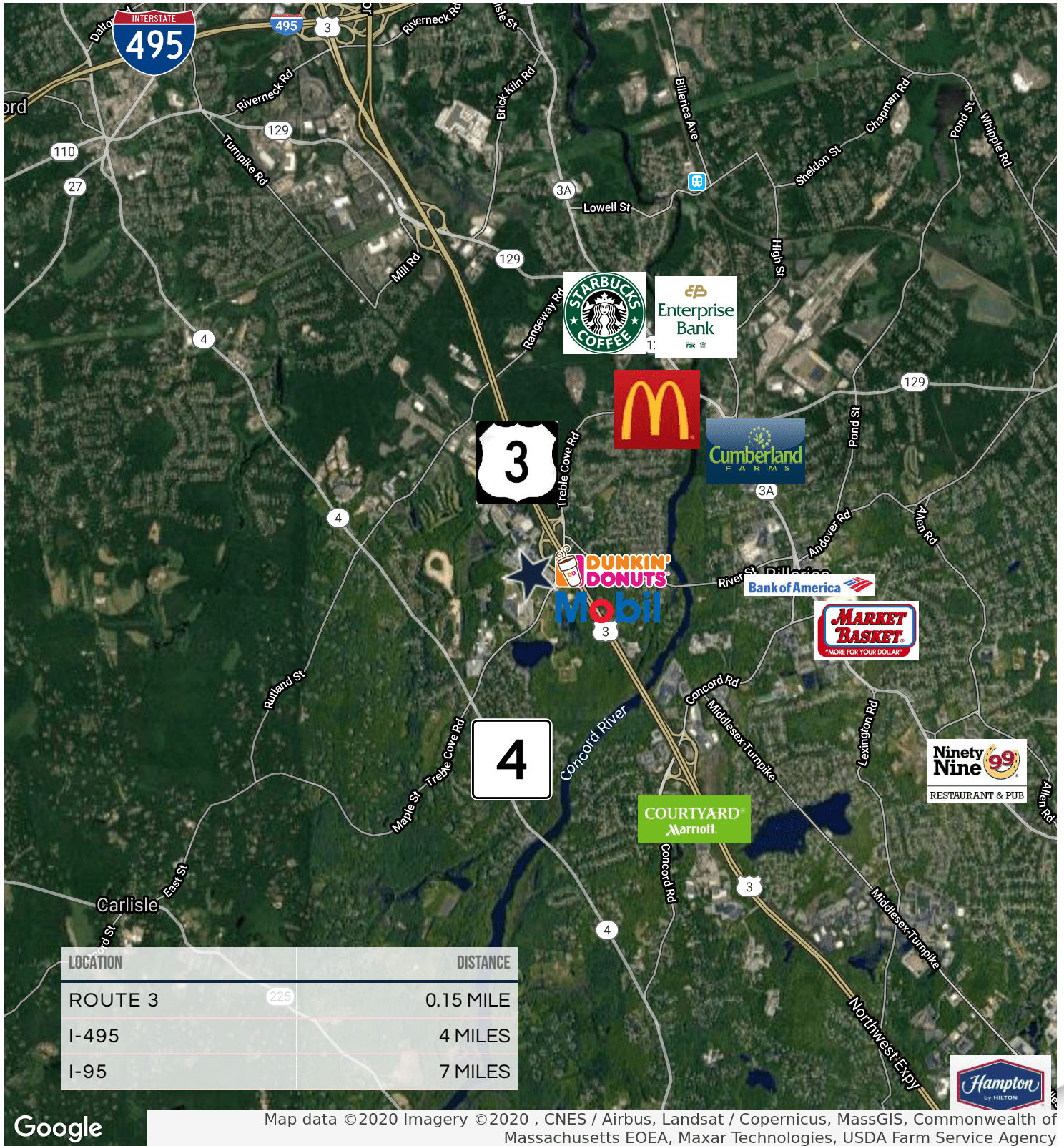
OPERATING EXPENSES: \$16,000/YR (\$2.67/SF)

TAXES: \$17,962.50/YR (\$2.99/SF)

PROPERTY SPECIFICATIONS

BUILDING SIZE	6,000 SF
LAND AREA	1.056 ACRES.
ZONING	IND WHS
CLEAR HEIGHT	13'
DRIVE IN DOORS	TWO (2) 12' OVERHEAD DOORS
YEAR BUILT	1973
POWER	600 AMP 3 PHASE 120/208V
UTILITIES	TOWN WATER/SEWER
SPRINKLER	WET SYSTEM
HVAC	GAS HEAT - WAREHOUSE AIR CONDITIONING - OFFICE
LIGHT BULBS	LED
PARKING	6 LINED SPACES ADDITIONAL ON SIDE

LOCATION MAPS



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