

**FOR
LEASE**

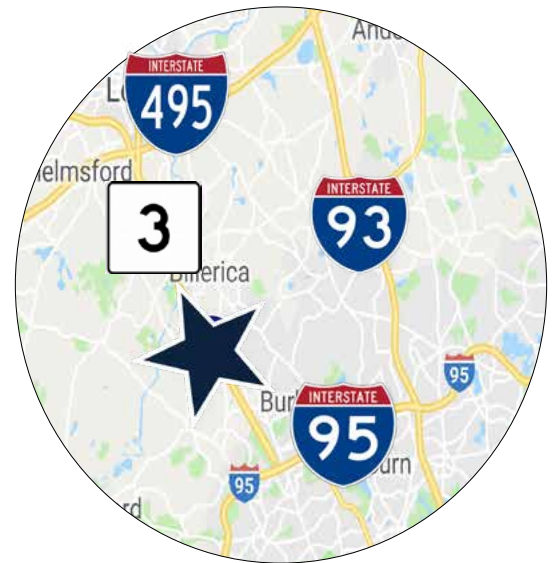
43 MANNING ROAD BILLERICA, MA



23,250 SF FLEX SPACE FOR LEASE

» As the exclusive agent, The Stubblebine Company is pleased to offer 43 Manning Road, Billerica, MA for Lease:

- Strategically located near the intersection of Route 3 and Route 62
- Direct access to loading
- 1st and 2nd floor spaces available
- Ample parking



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



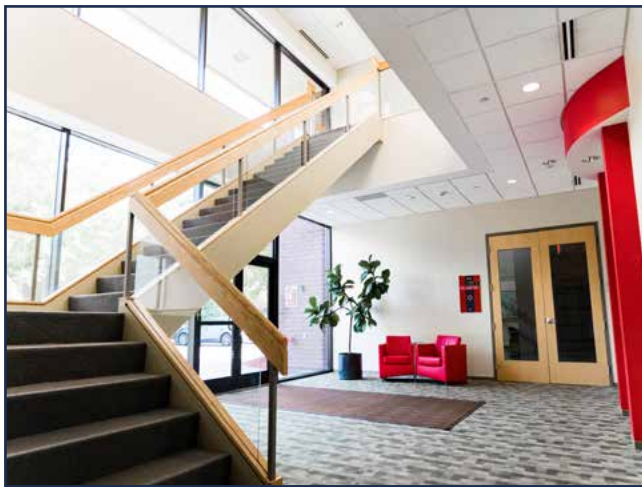
PROPERTY SPECIFICATIONS

BUILDING SIZE:	43,000 SF (2 STORIES)
AVAILABLE SPACE:	23,250 SF
LAND AREA:	6.2 ACRES
YEAR BUILT:	1984
ZONING:	INDUSTRIAL (5, BILLERICA)
LOADING DOCKS:	TWO (2) DOCKS
COLUMN SPACING:	25' X 33'
CEILING HEIGHT:	12'
SPRINKLER:	WET SYSTEM
UTILITIES:	TOWN WATER AND SEWER HEAT AND AIR-CONDITIONING GAS AND POWER (NATIONAL GRID)
PARKING:	118 PARKING SPACES
ELECTRICAL:	4000 AMP 277/480 VOLT



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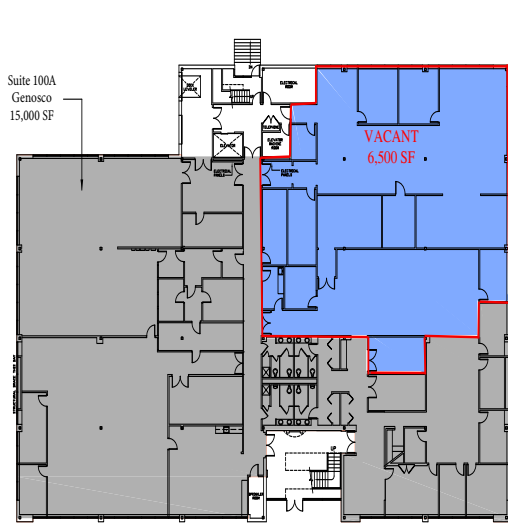
BUILDING PHOTOS



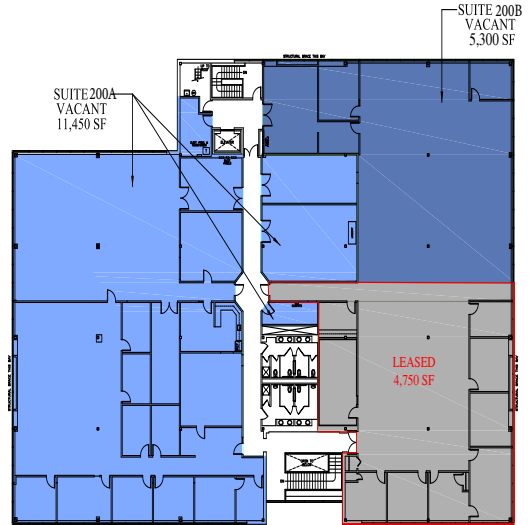
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FLOOR PLAN AND SITE PLAN

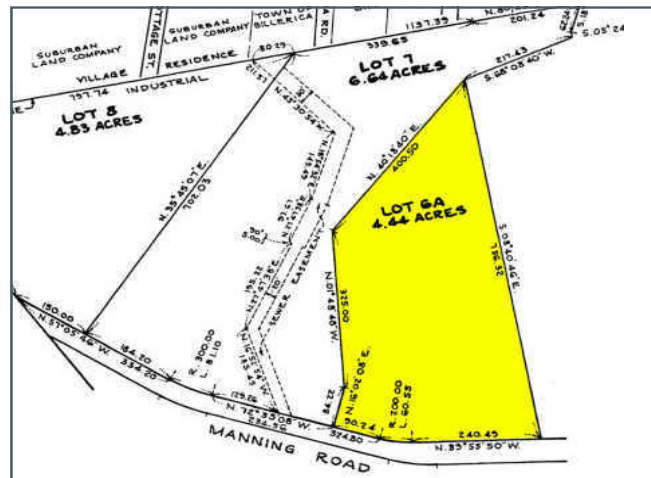
43 MANNING ROAD: FLOOR PLANS



First Floor Plan
43 MANNING ROAD



Second Floor Plan
43 MANNING ROAD



EXCLUSIVE LISTING AGENT
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CORPORATE NEIGHBORS



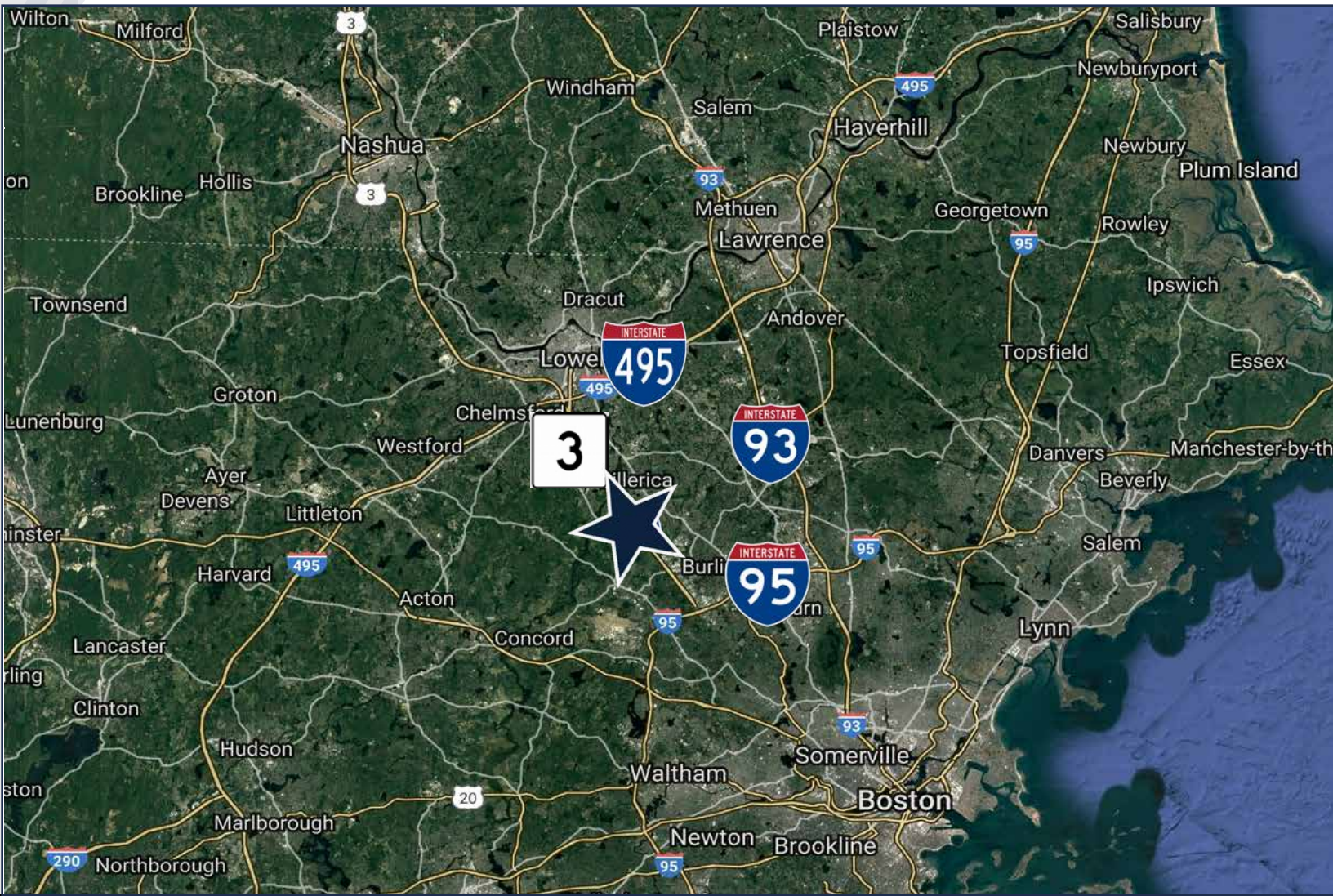
maxim
integrated™

LOCAL AREA AMENITIES



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LOCATION



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- 3 Miles to Route 3, MA
- 5 Miles to I-95, MA
- 8 Miles to Route 495, MA
- 10 Miles to Woburn, MA
- 10 Miles to Route 93, MA
- 23 Miles to Boston, MA

CONTACT:

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AARON M. RACETTE **774-279-5184**

MICAH STUBBLEBINE **978-265-8101**