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:

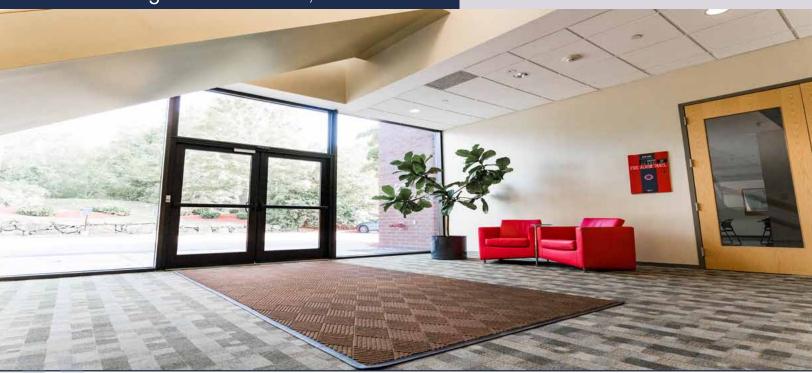
- Strategically located near the intersection of Route 3 and Route 62
- Direct access to loading
- 1st and 2nd floor spaces available
- Ample parking





THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

43 Manning Road Billerica, MA



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



THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

BUILDING PHOTOS











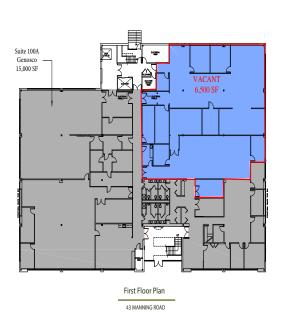


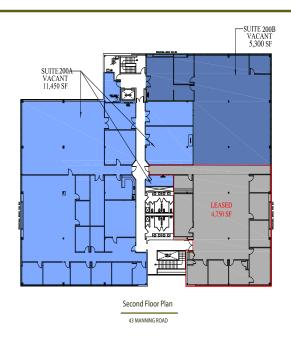


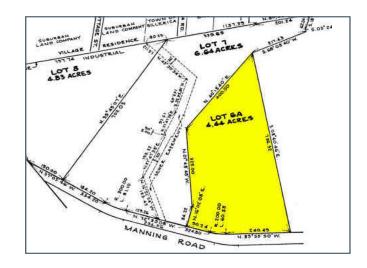
EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

FLOOR PLAN AND SITE PLAN

43 MANNING ROAD: FLOOR PLANS









CORPORATE NEIGHBORS



LUTRONIC







maxim integrated...

LOCAL AREA AMENITIES













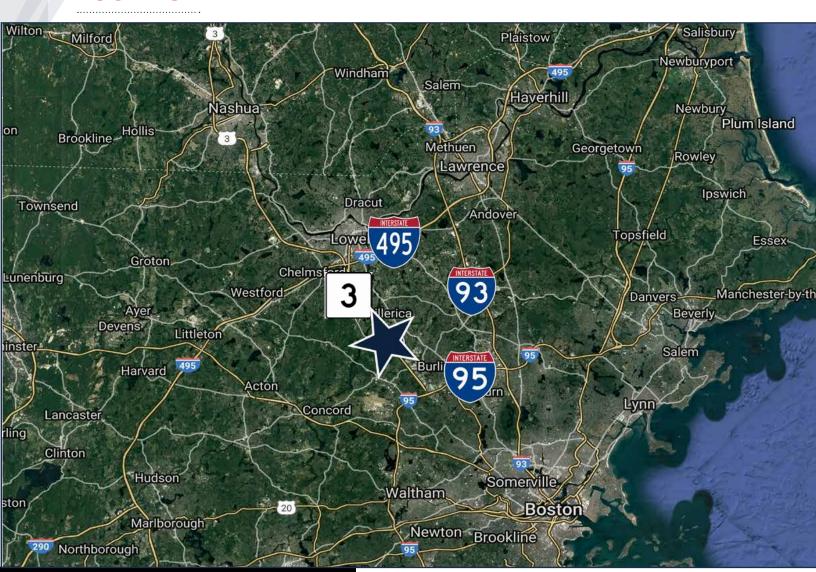




EXCLUSIVE LISTING AGENT THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL

43 Manning Road Billerica, MA

LOCATION





EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY CORFAC INTERNATIONAL

CONTACT:

DAVID SKINNER	617-999-0057
AARON M. RACETTE	774-279-5184
MICAH STUBBLEBINE	978-265-8101

- 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

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.