

43 MANNING ROAD

BILLERICA, MA



23,250 SF

FLEX/OFFICE SPACE FOR
LEASE



EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

23,250 SF FLEX / OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED NEAR THE INTERSECTION OF ROUTE 3 AND ROUTE 62
- DIRECT ACCESS TO BUILDING
- 1ST AND 2ND FLOOR SPACES AVAILABLE
- AMPLE PARKING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,848	13,902	37,298
TOTAL POPULATION	4,799	38,665	105,537
AVERAGE HH INCOME	\$99,404	\$103,315	\$110,980

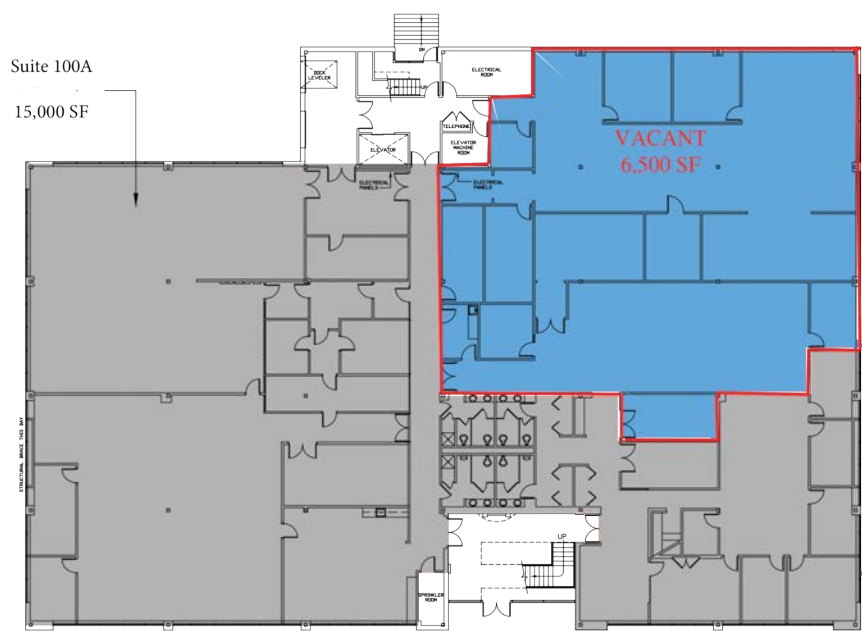
PROPERTY SPECIFICATIONS

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	11'
SPRINKLER	WET SYSTEM
UTILITIES	TOWN WATER AND SEWER HEAT AND AIR CONDITIONING GAS/POWER (NATIONAL GRID)
PARKING	118 PARKING SPACES
ELECTRICAL	4000 AMP 277/480 VOLT

ADDITIONAL PHOTOS

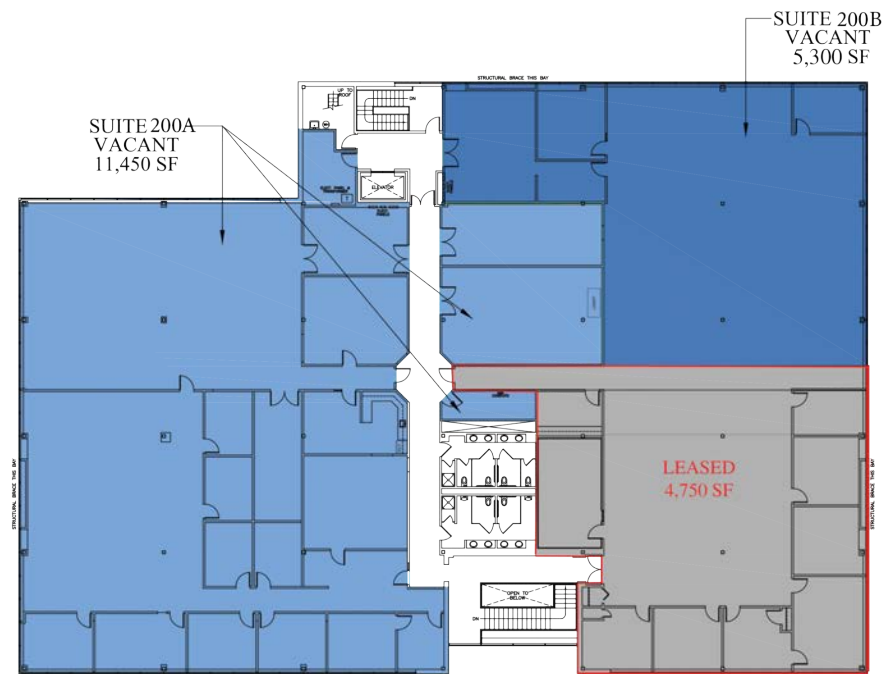


FLOOR PLANS



First Floor Plan

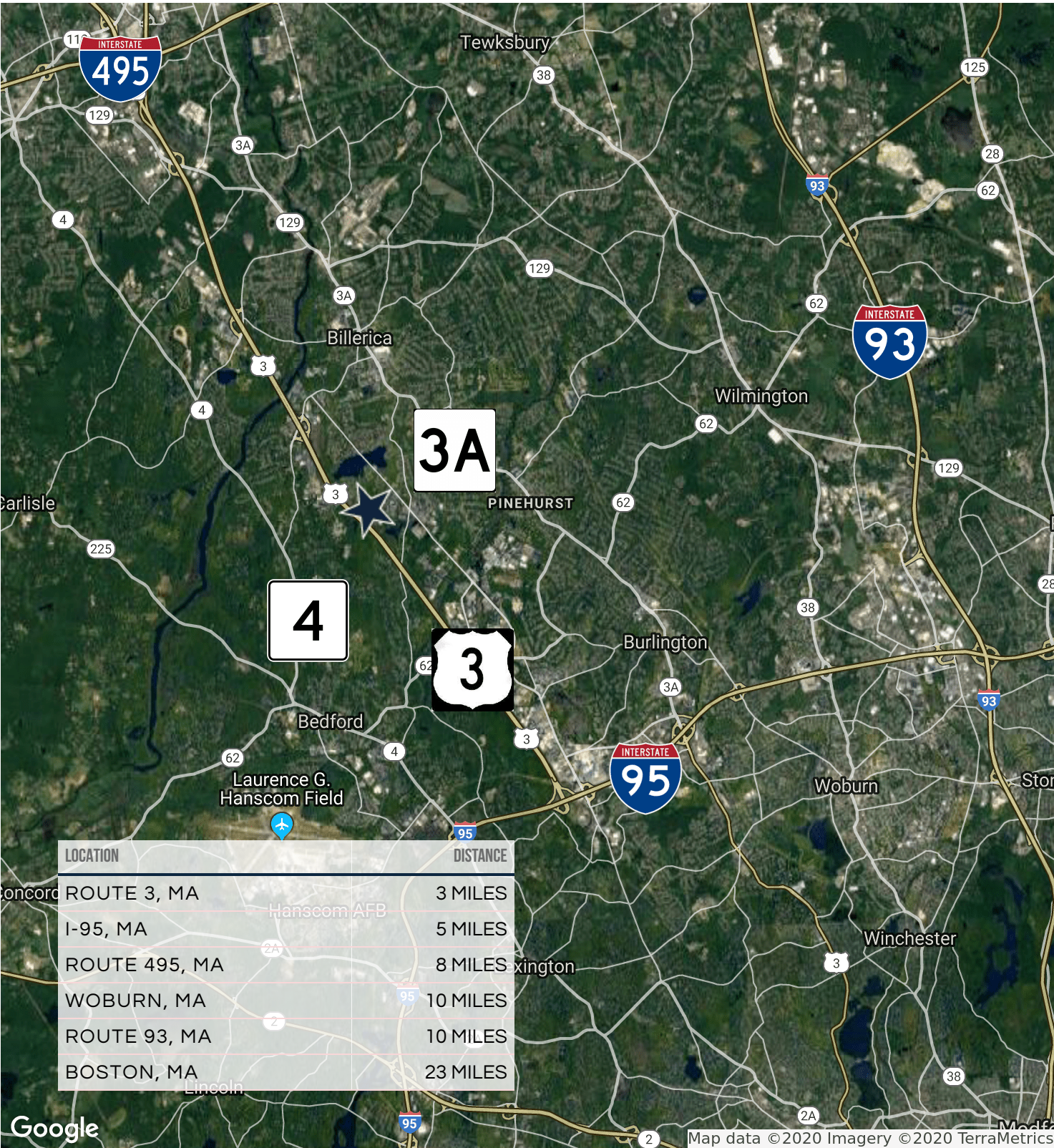
43 MANNING ROAD



Second Floor Plan

43 MANNING ROAD

LOCATION MAPS



43 MANNING ROAD

BILLERICA, MA



CONTACT:

DAVID SKINNER	617.999.0057
AARON M. RACETTE	774.279.5184
MICAH STUBBLEBINE	978.265.8101

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL