

7 EVERETT FARMER ROAD

BILLERICA, MA



**INVESTMENT
OR
USER BUYER
OPPORTUNITY**



10,808 SF FOR SALE

FREE STANDING INDUSTRIAL BUILDING

CONTACT:

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY DESCRIPTION



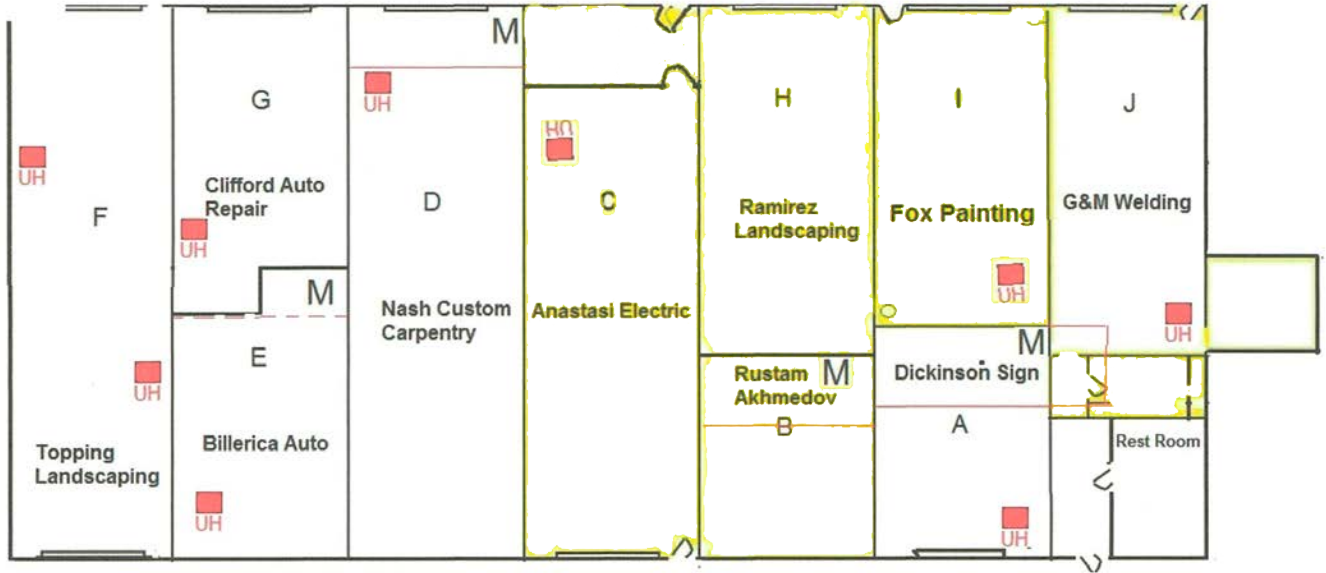
PROPERTY DESCRIPTION

- 10,808 SF FREE STANDING INDUSTRIAL BUILDING ON 1.42 ACRES
- THE BUILDING IS FULLY OCCUPIED BY TEN (10) TENANT-AT-WILL OCCUPANTS
- RENT ROLL AVAILABLE UPON REQUEST
- BUILDING CAN ALSO BE DELIVERED VACANT

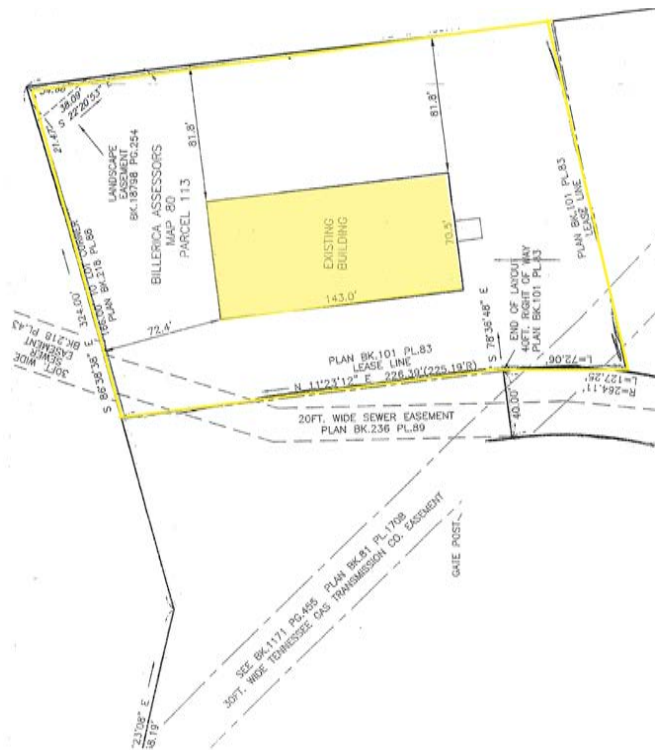
PROPERTY SPECIFICATIONS

BUILDING SIZE	10,808 SF
AVAILABLE	10,808 SF
LAND AREA	1.42 ACRES
CONSTRUCTION	CONCRETE BLOCK WITH BRICK & VINYL VENEER
CLEAR HEIGHT	15'9" TO JOIST
YEAR BUILT	1964
POWER	400 AMPS, 3-PHASE
ROOF	RUBBER MEMBRANE (10 YR OLD)
LOADING	ELEVEN (11) ON-GRADE DOORS ONE (1) VAN HEIGHT DOCK
SEWER/WATER	TOWN
HEAT	GAS (9 HEATING UNITS)
RESTROOMS	ONE (1)
ZONING	GENERAL BUSINESS
TAXES	\$20,360.34 (FY 2020)
SALE PRICE	\$1,495,000

PLANS



UH = HEATING UNIT



LOCATION MAPS

