



267 BOSTON ROAD

BILLERICA, MA

FOR LEASE | 16,373 SF ADULT DAY CARE SPACE

- 16,373 SF Flex Space with Adult Day Care Buildout
- Located directly on Route 3A
- Numerous Recent Renovations

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,373 SF Fully built out as an adult day care space occupied by TILL INC.

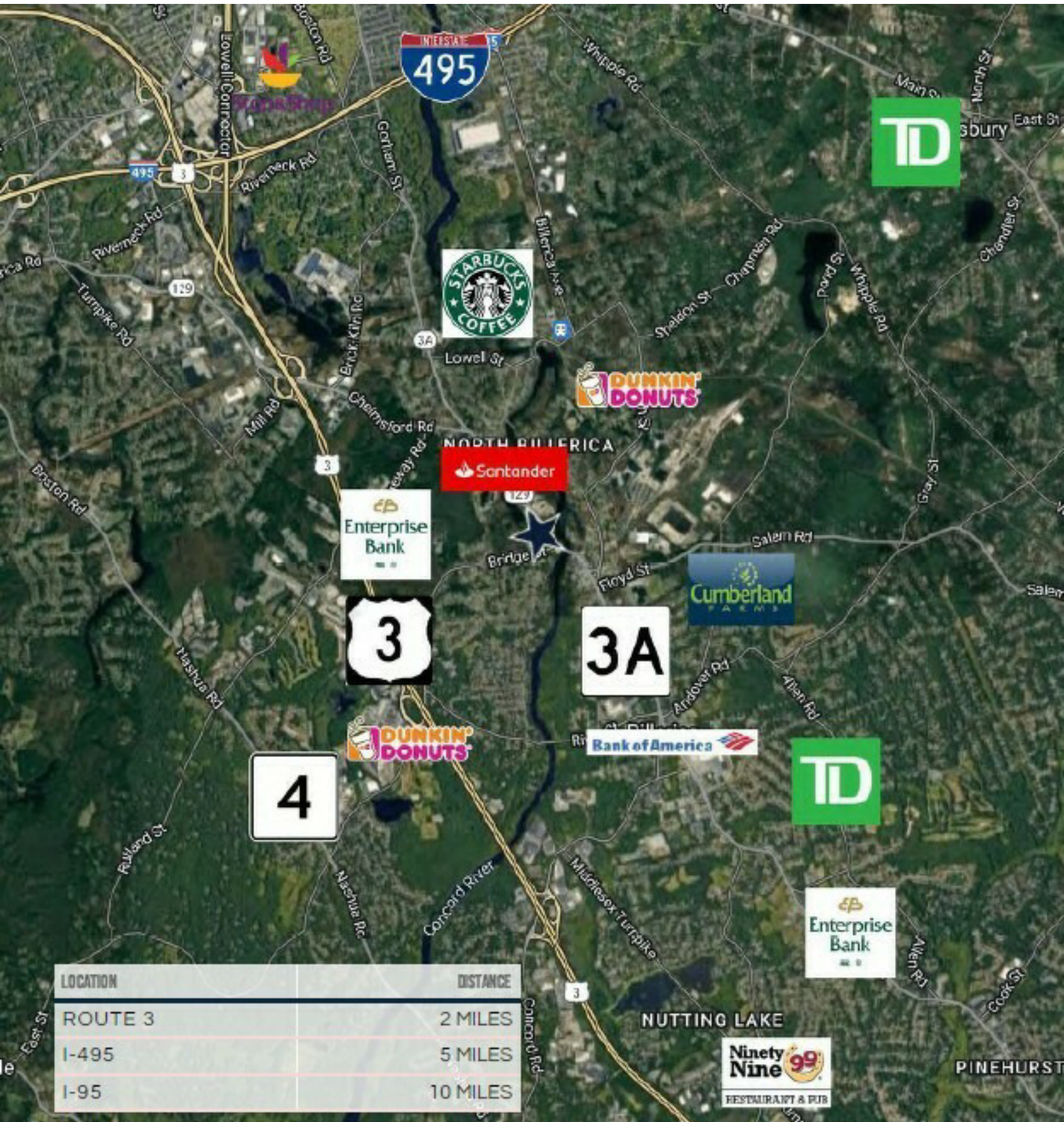
PROPERTY HIGHLIGHTS

- Adult Day Care Buildout
- Numerous recent upgrades including new parking lot, new exterior paint and lighting, signage and landscaping.
- First Class Park Setting

OFFERING SUMMARY

Building Size:	61,795 SF
Available:	16,373 SF
Power:	2,000 AMPS, 208/120V 3 Phase 4 Wire
Clear Height:	12'10" Clear
HVAC:	100% Air Conditioned
Sprinkler:	100% Wet System
Loading:	One (1) On-Grade Double Door Tailboard Loading can be Added
Parking:	1,000 SF / 2.4 Cars
Roof:	Ballasted EDPM Roof

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,291	55,096	183,873
Total Population	42,187	153,215	504,693
Average HH Income	\$147,669	\$143,265	\$167,715



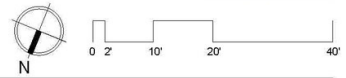
LOCATION	DISTANCE
ROUTE 3	2 MILES
I-495	5 MILES
I-95	10 MILES



KEY PLAN



LEGEND	
	UNIT 1
	TENANT
	TENANT
	TENANT
	COMMON



UNIT 1 - LEASE PLAN
267 BOSTON ROAD BILLERICA, MA 01862



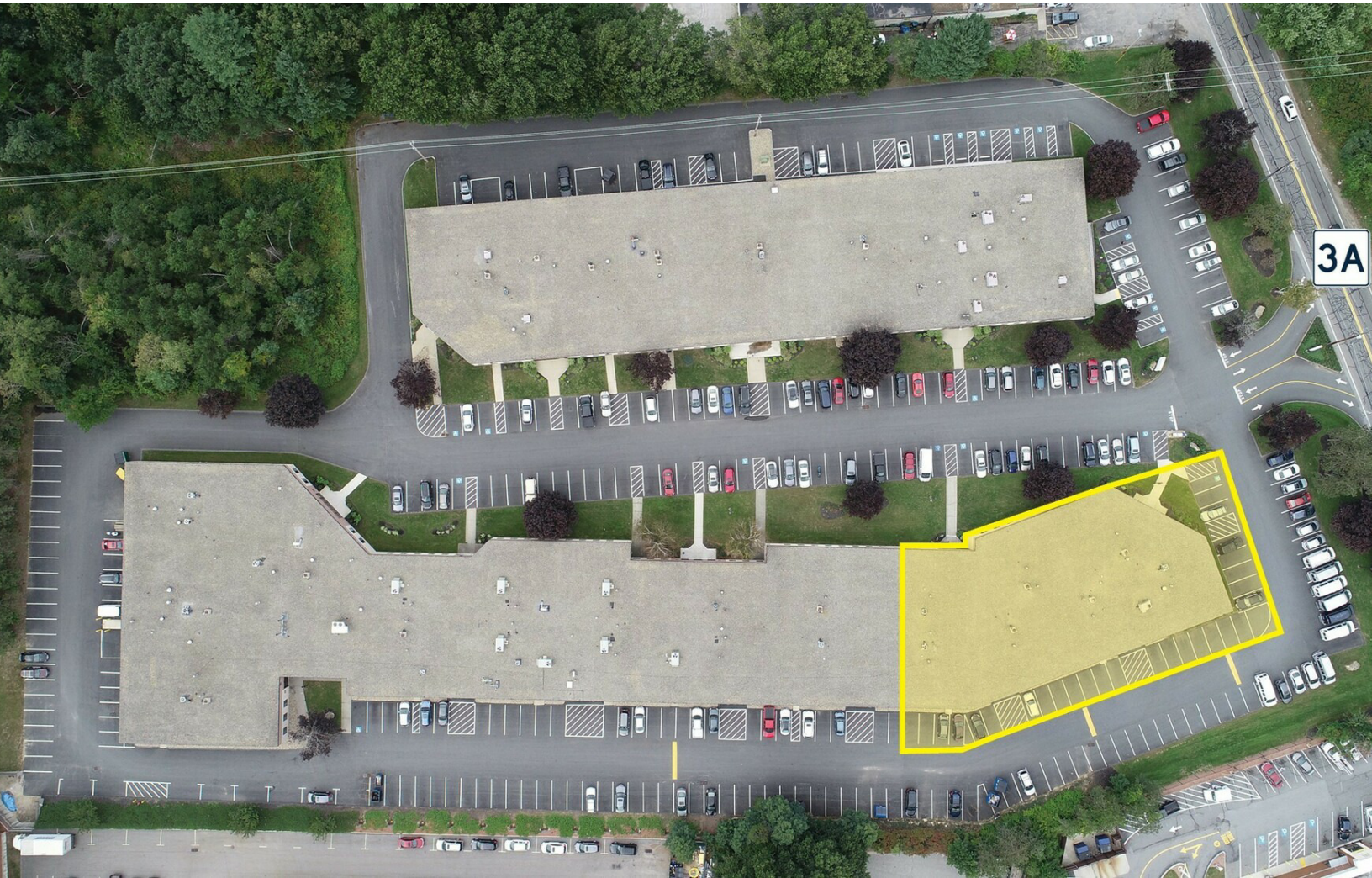
FLOOR PLAN - 16,373 RSF±
Drawn by: TAP BKA # 220071

Scale: 1/16"=1'-0"
Date: 7/8/24

A1



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