

267 BOSTON ROAD

BILLERICA, MA



OFFICE/R&D

16,447 SF OFFICE/R&D SPACE
FOR LEASE

- OFFICE/FLEX/LAB SPACE
- FIRST CLASS PARK SETTING
- PROXIMITY TO ROUTE 3

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,447 SF OFFICE/R&D SPACES FOR LEASE

PROPERTY HIGHLIGHTS

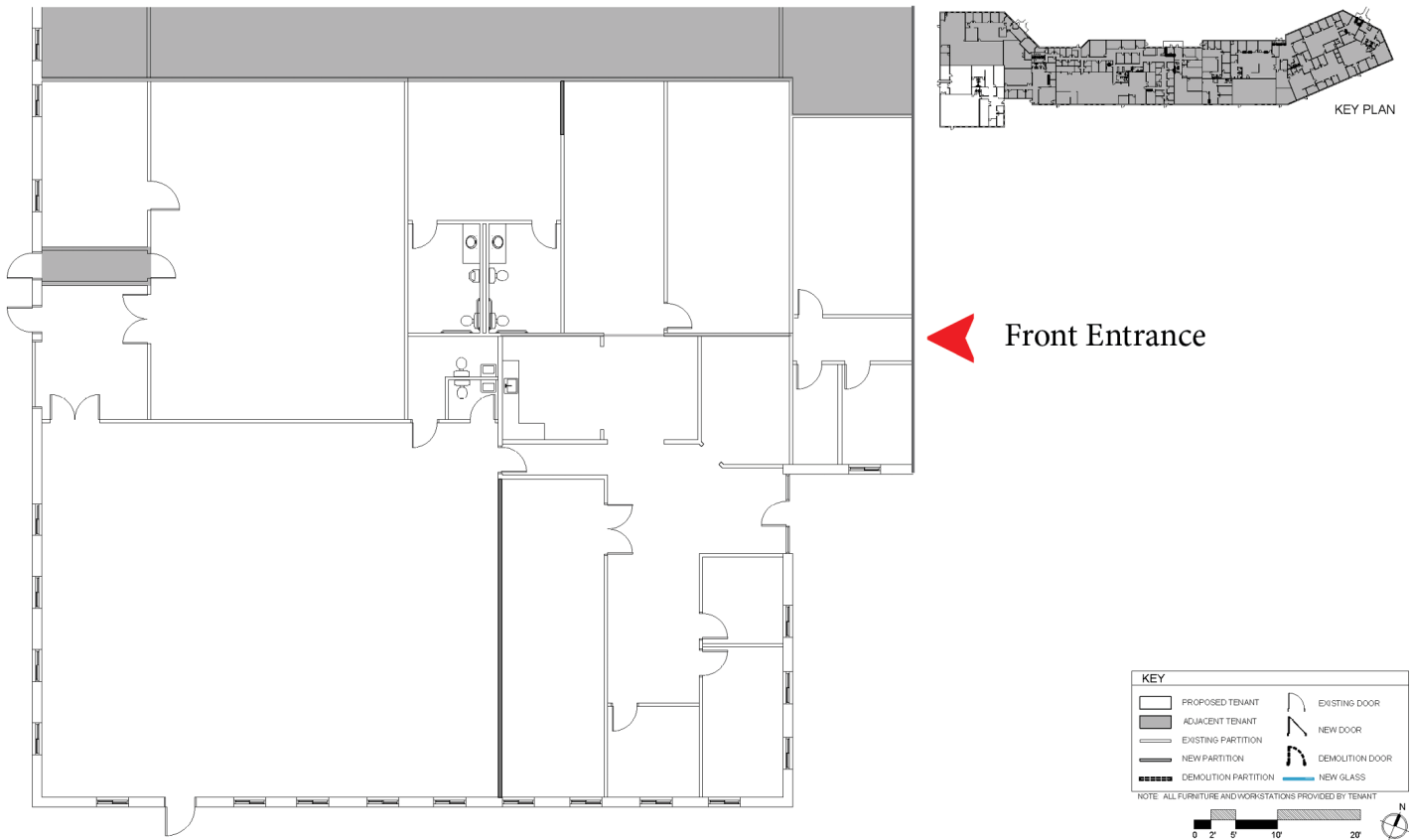
- LOCATED DIRECTLY ON ROUTE 3A WITH EXCELLENT ACCESS TO ROUTE 3, ROUTE 128 AND THE MIDDLESEX TURNPIKE
- HEAVY ELECTRICAL POWER
- NUMEROUS RECENT UPGRADES INCLUDING NEW PARKING LOT, NEW EXTERIOR PAINT AND LIGHTING, SIGNAGE AND LANDSCAPING

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	13,439	51,351
TOTAL POPULATION	38,499	142,076
AVERAGE HH INCOME	\$92,115	\$85,645

PROPERTY SPECIFICATIONS

BUILDING SIZE	A: 61,795SF B: 35,608 SF
AVAILABLE	A: 8,747 SF B: 7,700 SF
CONSTRUCTION	STEEL FRAME WITH CONCRETE MASONRY
WATER/SEWER	TOWN
ZONING	INDUSTRIAL
POWER	2,000 AMPS, 208/120V, 3 PHASE 4 WIRE
SPRINKLER	100% WET SYSTEM
LOADING	ONE (1) ON-GRADE DOUBLE DOOR; TAILBOARD LOADING CAN BE ADDED
CEILING	12'10" CLEAR
PARKING	2.4 CARS/1,000 SF
ROOF	BALLASTED EPDM ROOF (2009)

FLOOR PLAN BUILDING A



LEASE PLAN
267 BOSTON ROAD BILLERICA, MA 01862

Jumbo Capital Management, LLC
REAL ESTATE INVESTMENT | ASSET & PROPERTY MANAGEMENT

FIRST FLOOR PLAN - 4,918 RSF±
Drawn by: TAP BKA # 220071

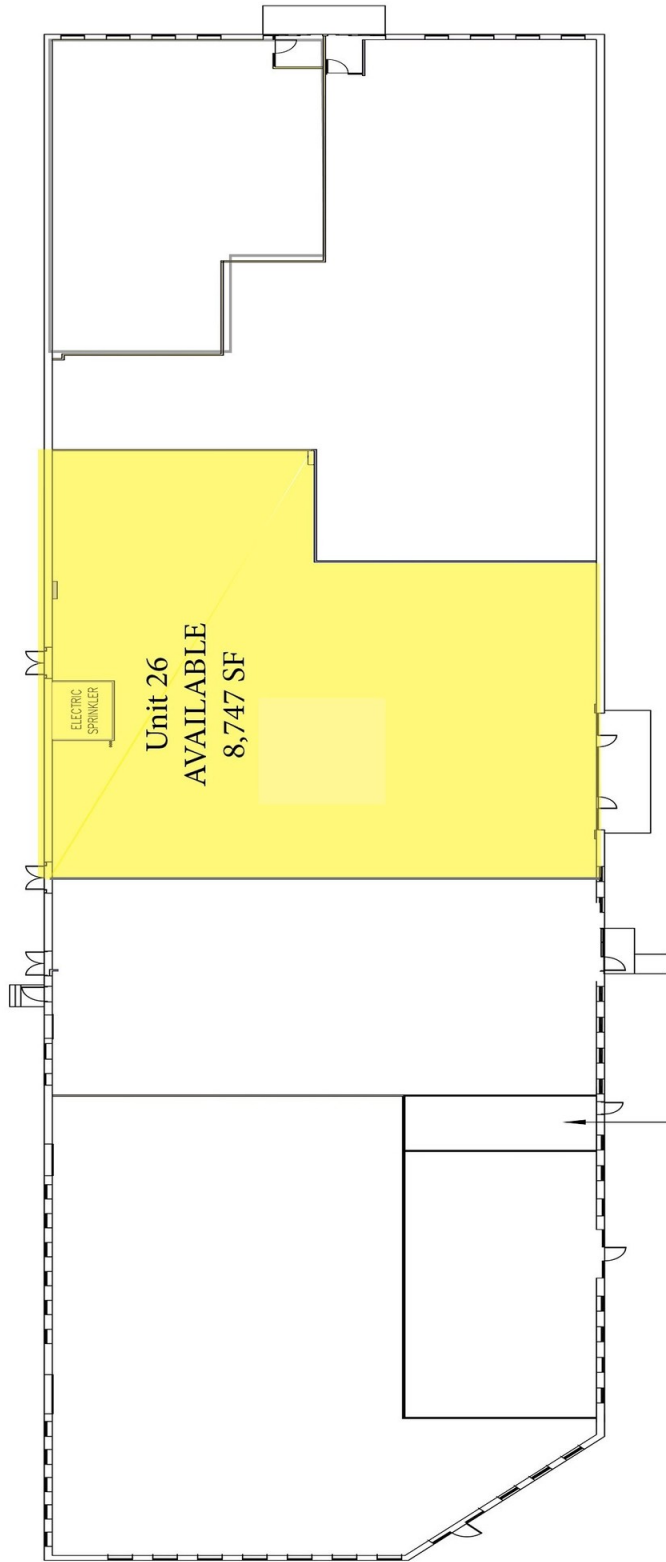
Scale: 3/32" = 1'-0"
Date: 5.13.22

A1

BKA
ARCHITECTS

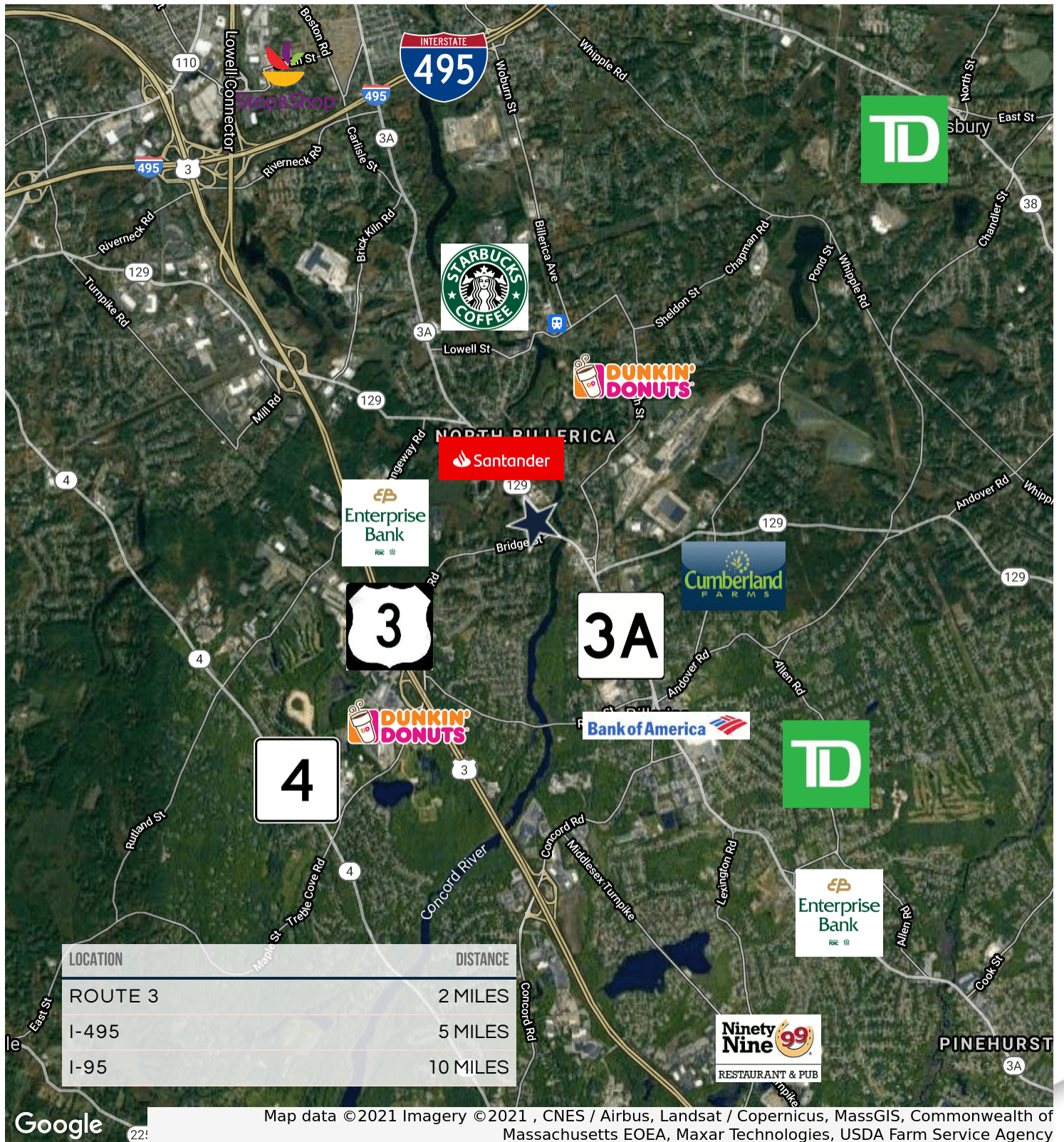
Boston + Brockton
142 Crescent Street
Brockton, MA 02302
508.583.5603
bkaarchitects.com

FLOOR PLAN BUILDING B



TOTAL BUILDING "B" AREA 35,608 rsf

RETAILER MAP



267 BOSTON ROAD

BILLERICA, MA



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