

267 BOSTON ROAD

BILLERICA, MA



OFFICE/R&D

7,700 SF FLEX SPACE WITH
TAILBOARD 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

7,700 SF FLEX SPACE WITH TAILBOARD

PROPERTY HIGHLIGHTS

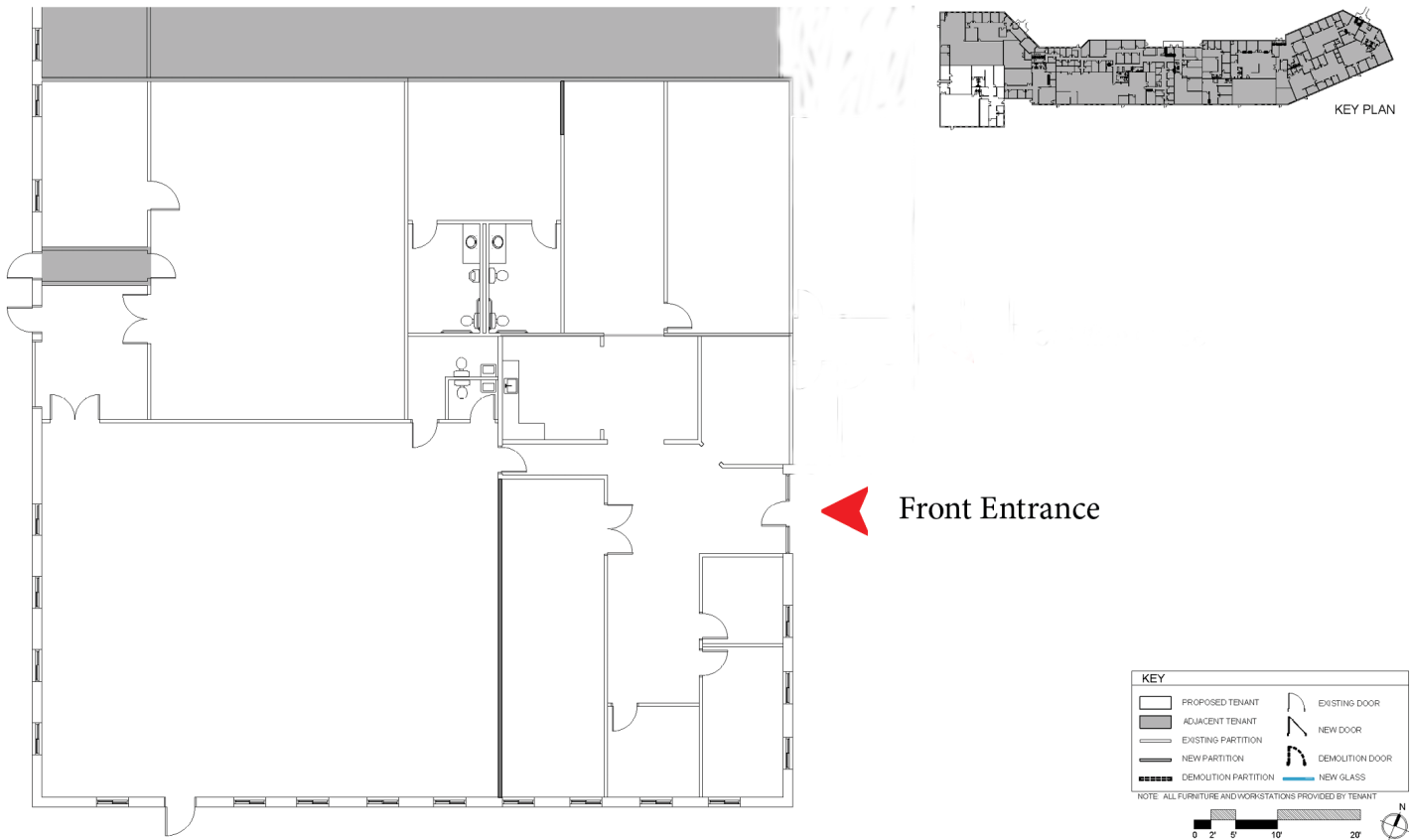
- LOCATED DIRECTLY ON ROUTE 3A WITH EXCELLENT ACCESS TO ROUTE 3, ROUTE 128 AND THE MIDDLESEX TURNPIKE
- HEAVY ELECTRICAL POWER
- NUMEROUS RECENT UPGRADES INCLUDING NEW PARKING LOT, NEW EXTERIOR PAINT AND LIGHTING, SIGNAGE AND LANDSCAPING

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	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



LEASE PLAN
267 BOSTON ROAD BILLERICA, MA 01862



FIRST FLOOR PLAN - 7,700 RSF±
Drawn by: TAP BKA # 220071

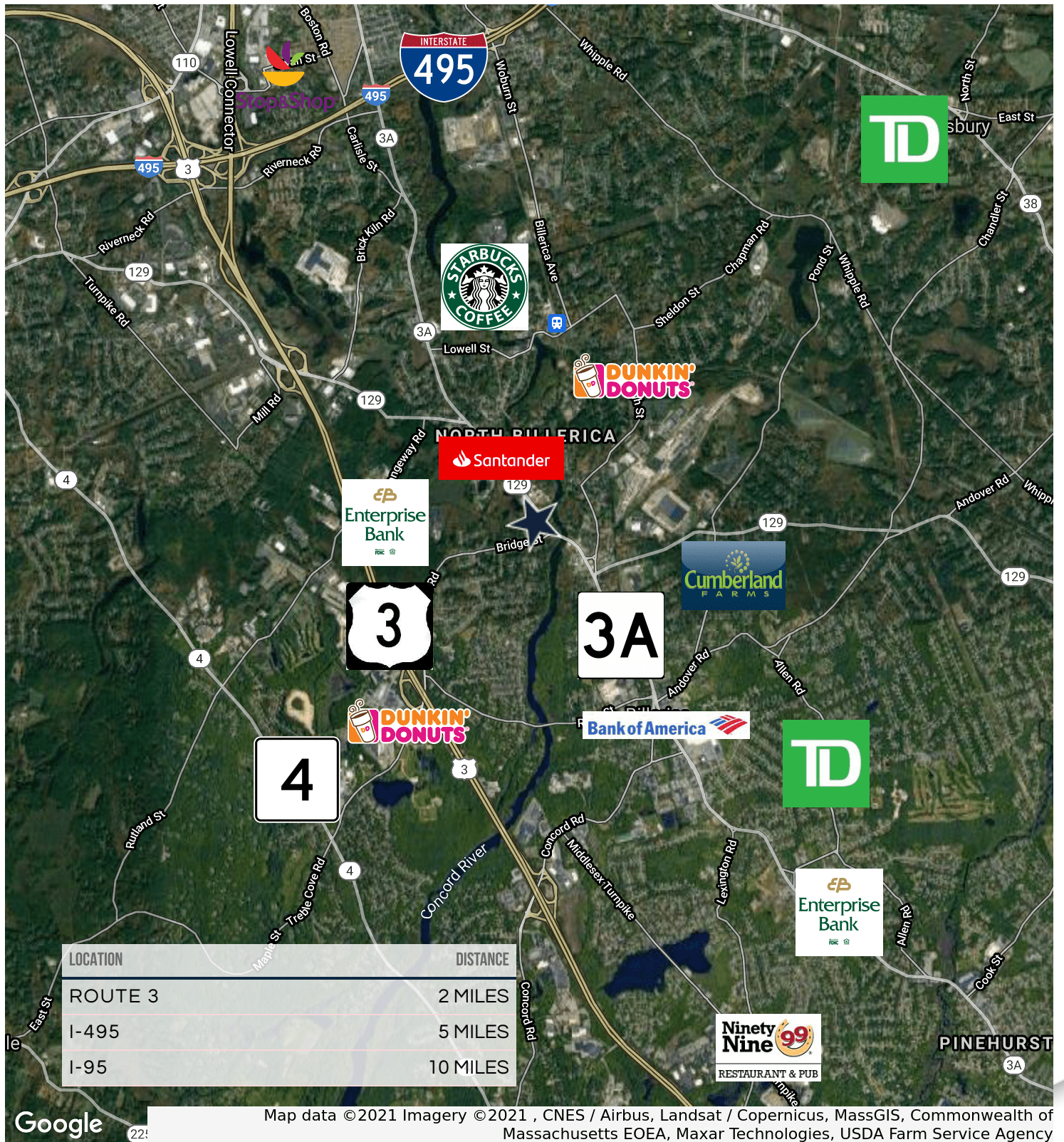
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Date: 5.13.22

A1



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Brockton, MA 02302
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RETAILER MAP



Google

Map data ©2021 Imagery ©2021, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency

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