

267 BOSTON ROAD

BILLERICA, MA



FLEX SPACE

16,373 SF WITH ADULT DAY
CARE BUILDOUT FOR LEASE

CONTACT:

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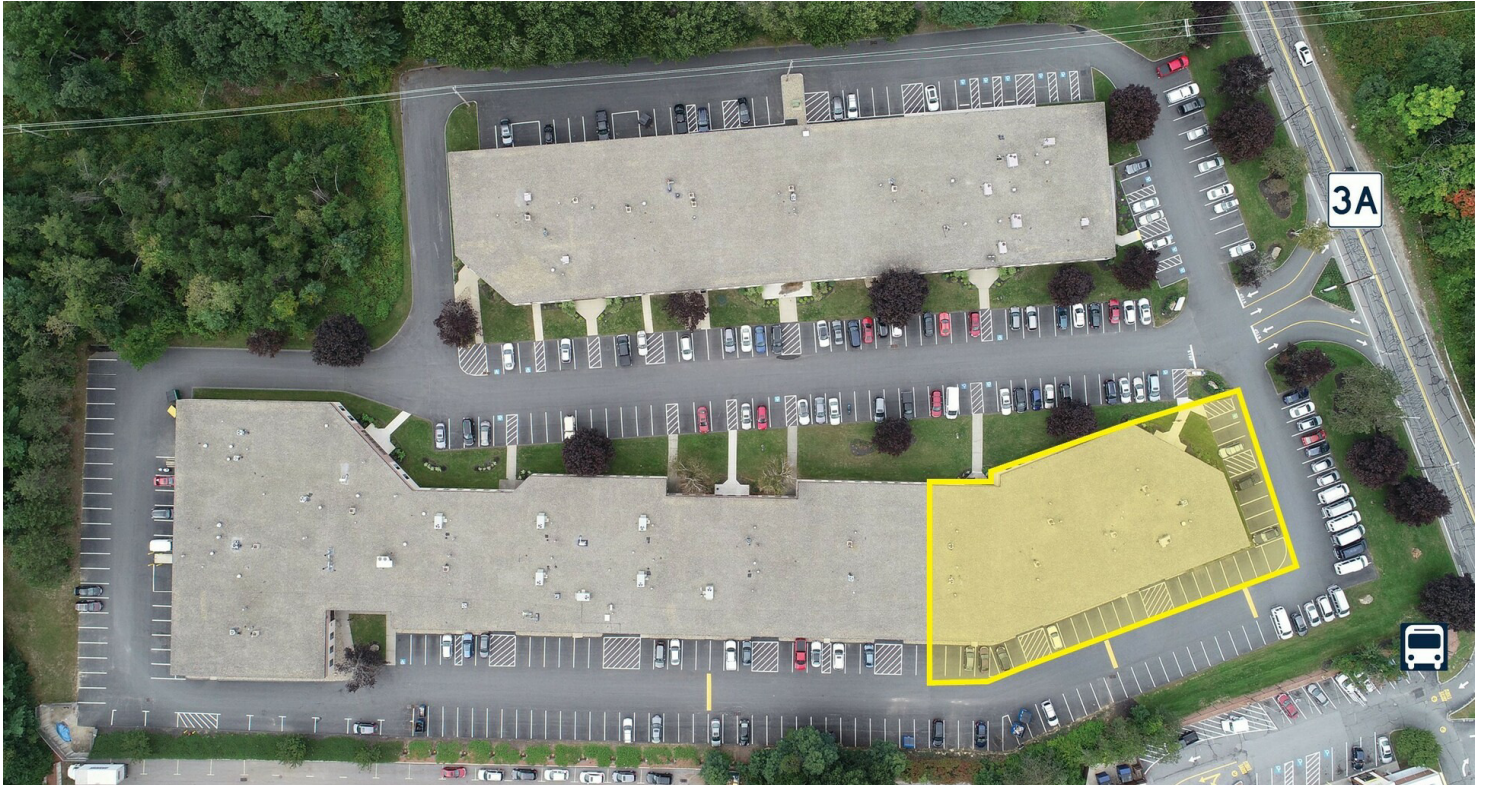
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THE
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COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Building A: 16,373 SF Flex Space with adult day care buildout

PROPERTY HIGHLIGHTS

- Located directly on Route 3A with excellent access to Route 3, Route 128 and the Middlesex turnpike
- Numerous recent upgrades including new parking lot, new exterior paint and lighting, signage and landscaping.
- First Class Park Setting

PROPERTY SPECIFICATIONS

BUILDING SIZE	61,795 SF
AVAILABLE	16,373 SF
CONSTRUCTION	STEEL FRAME WITH CONCRETE MASONRY
WATER/SEWER	TOWN
ZONING	INDUSTRIAL
POWER	2,000 AMPS, 208/120V, 3 PHASE 4 WIRE
HVAC	100% Air Conditioned
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)

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	55,096	183,873
TOTAL POPULATION	153,215	504,693
AVERAGE HH INCOME	\$143,265	\$167,715

FLOOR PLAN



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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RETAILER MAP

