

3 ESQUIRE ROAD

BILLERICA, MA



8,000 SF

FREE-STANDING INDUSTRIAL
SPACE FOR LEASE



- UPGRADES WITHIN THE PAST 10 YEARS INCLUDE: RENOVATED OFFICES, NEW WINDOWS, HVAC, PARKING LOT AND ROOF
- STRATEGICALLY LOCATED JUST OFF ROUTE 3 VIA THE TREBLE COVE ROAD EXIT

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

8,000 SF FREE-STANDING INDUSTRIAL SPACE FOR LEASE

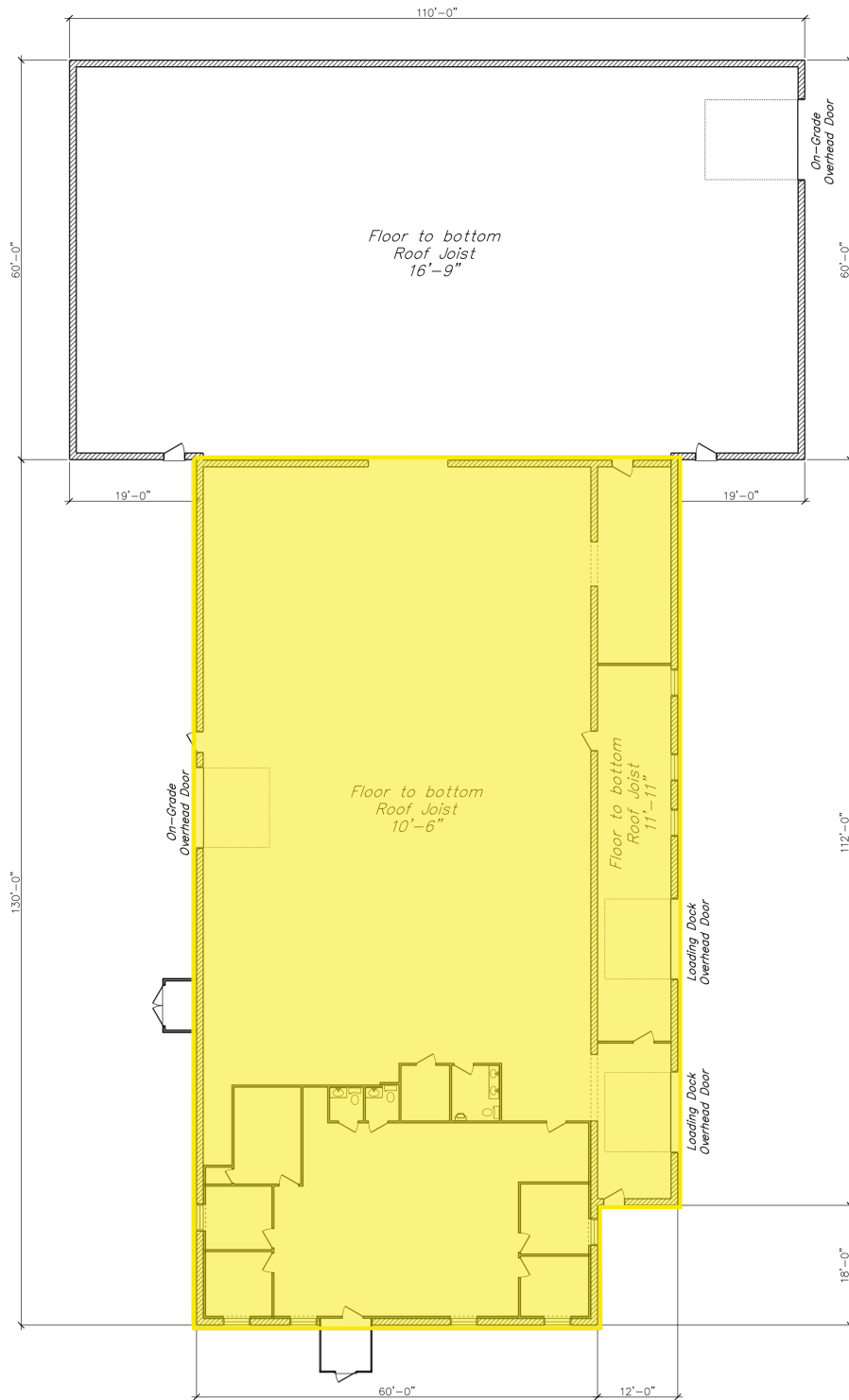
PROPERTY SPECIFICATIONS

BUILDING SIZE:	15,744 +/- SF
OFFICE AREA:	2,066 +/- SF
LAND AREA:	1.04 ACRES
AGE:	ORIGINAL (9,144 SF) 1972 ADDITION (6,600 SF) 2010
POWER:	208V, 600 AMP 3 PHASE
LOADING:	FOUR (4) OVERHEAD DOORS: TWO (2) GROUND LEVEL AND TWO (2) VAN HEIGHT
DOOR SIZE:	TWO (2) DOOR HEIGHTS: 12' X 9' ONE (1) DOOR HEIGHT: 12' X 10' ONE (1) DOOR HEIGHT: 12' X 14'
SPRINKLER:	WET SYSTEM
HVAC:	100% AIR CONDITIONED

PROPERTY SPECIFICATIONS (CONTINUED)

SEWER/WATER:	TOWN
RESTROOMS:	FOUR (4)
CLEAR HEIGHT:	7,704 SF: 10'6" 6,600 SF: 16'8" - 17'8"
LIGHTING:	STRIP FLUORESCENT
ROOF:	RUBBER MEMBRANE (NEW IN 2010)
ZONING:	INDUSTRIAL
RE TAXES:	\$25,999.97 (EST 2020)
LEASE RATE:	MARKET RATE

FLOOR PLANS



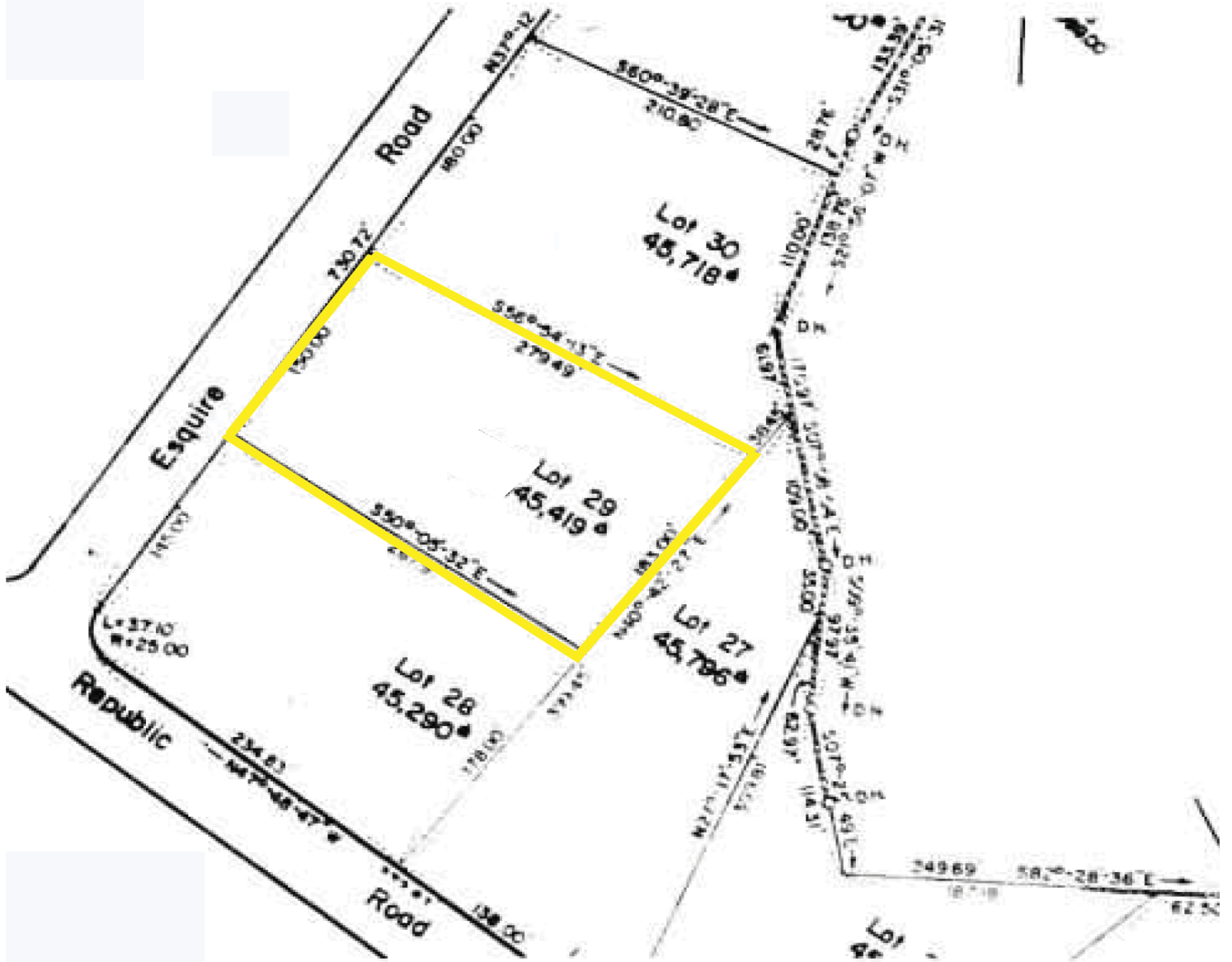
**3 Esquire Road
Billerica, Massachusetts**

Warehouse Area = 13,678 sq. ft.

Office Area = 2,066 sq. ft.

Total Area = 15,744 sq. ft.

SITE PLAN



LOCATION MAPS



Google

Map data ©2021 Imagery ©2021, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA Farm Service Agency

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