

# 43 MANNING ROAD

BILLERICA, MA



# 16,750 SF

FLEX/OFFICE SPACE  
FOR LEASE

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

16,750 SF FLEX / OFFICE SPACE FOR LEASE

### PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED NEAR THE INTERSECTION OF ROUTE 3 AND ROUTE 62
- DIRECT ACCESS TO BUILDING
- SPACE AVAILABLE ON 2ND FLOOR W/ ACCESS TO CARGO LIFT & COMMON TAILBOARD LOADING
- AMPLE PARKING

### PROPERTY SPECIFICATIONS

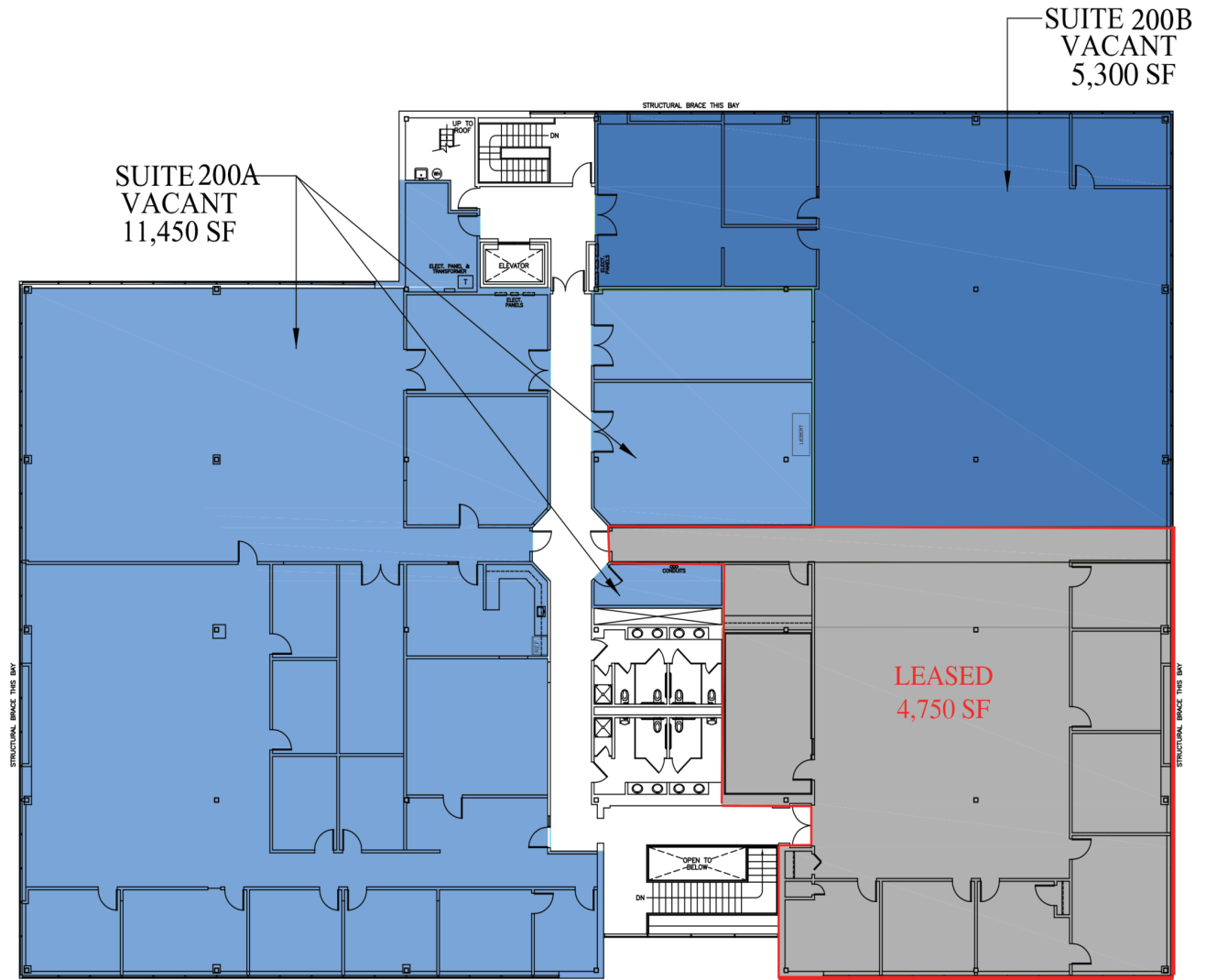
BUILDING SIZE	43,000 SF (2 STORIES)
AVAILABLE SPACE	16,750 SF
LAND AREA	6.2 ACRES
YEAR BUILT	1984
ZONING	INDUSTRIAL (5, BILLERICA)
LOADING DOCKS	TWO (2) DOCKS
COLUMN SPACING	25' X 33'
CEILING HEIGHT	11'
SPRINKLER	WET SYSTEM
UTILITIES	TOWN WATER AND SEWER HEAT AND AIR CONDITIONING GAS/POWER (NATIONAL GRID)
PARKING	118 PARKING SPACES
ELECTRICAL	4000 AMP 277/480 VOLT 2ND FL - 2050 AMP
ELEVATOR	4,000 LB CAPACITY

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	13,902	37,298
TOTAL POPULATION	38,665	105,537
AVERAGE HH INCOME	\$103,315	\$110,980

ADDITIONAL PHOTOS



# FLOOR PLANS

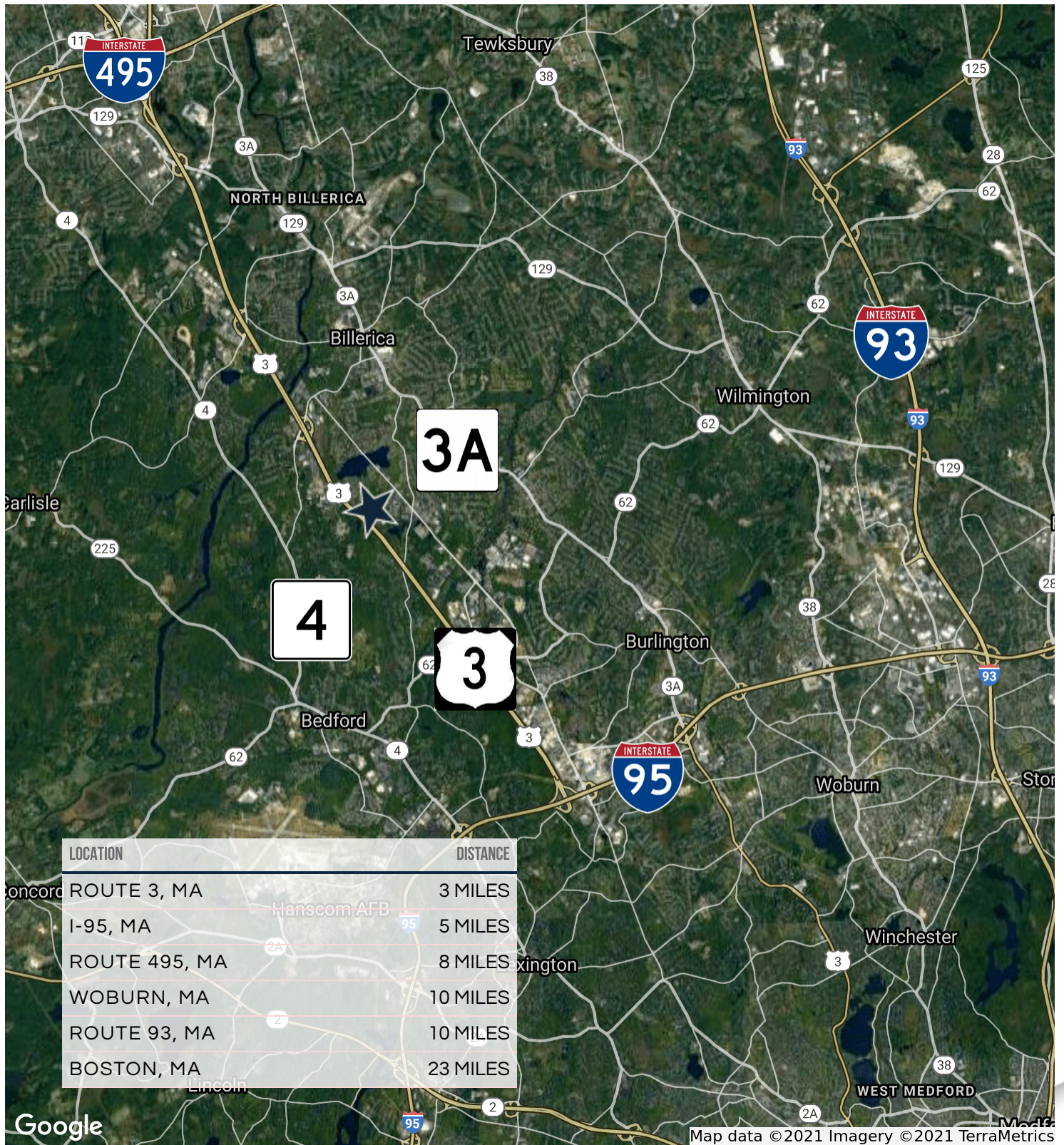


Second Floor Plan

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Available spaces: 11,450 SF and 5,300 SF

## LOCATION MAPS



# 43 MANNING ROAD

BILLERICA, MA



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