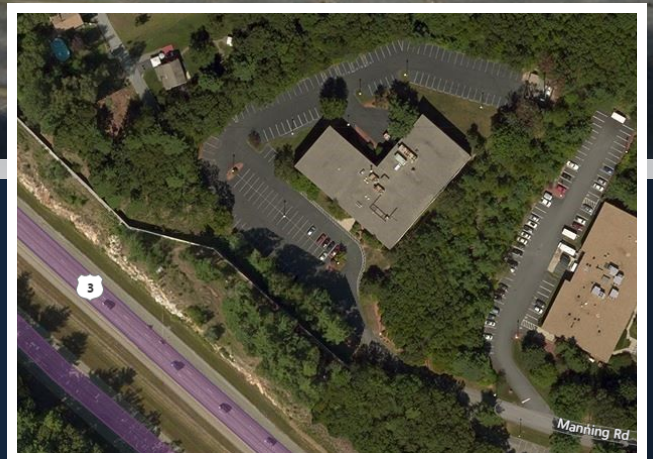


47 MANNING ROAD

BILLERICA, MA



6,200- 13,700 SF

OFFICE/R&D SPACE FOR LEASE

CONTACT:

CHRIS MICHNIEWICZ 774.994.1698 CHRIS@STUBBLEBINECOMPANY.COM
MICAH STUBBLEBINE 978.265.8101 MICAH@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
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CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

13,700 SF OFFICE/R&D SPACE FOR LEASE

PROPERTY HIGHLIGHTS

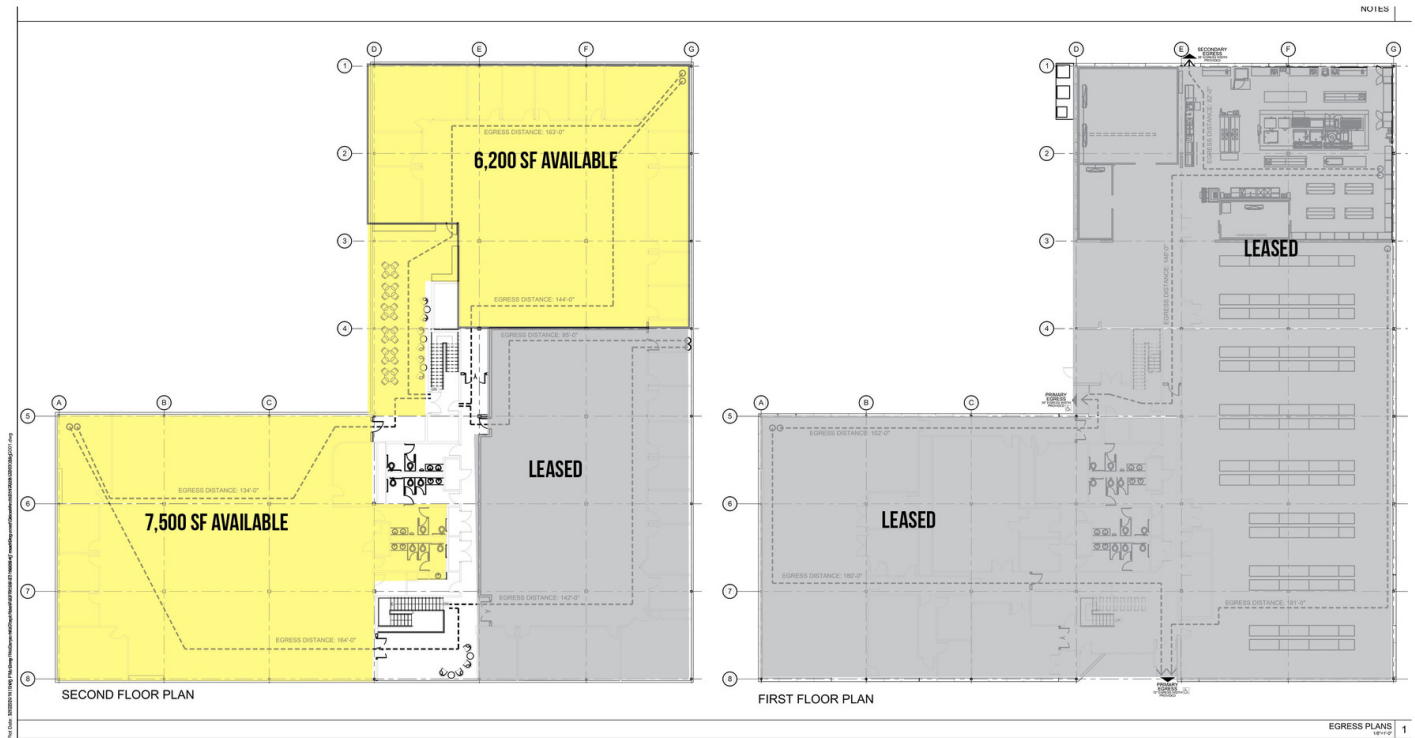
- FULLY RENOVATED IN 2019
- CLOSE PROXIMITY TO NUMEROUS AMENITIES
- STRATEGICALLY LOCATED NEAR THE INTERSECTION OF ROUTE 3 AND ROUTE 62
- TAXES: \$1.08/SF (2019)
- RENTAL RATE: \$10/SF NNN

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,858	13,529	36,455
TOTAL POPULATION	4,819	37,653	103,142
AVERAGE HH INCOME	\$99,087	\$103,601	\$111,281

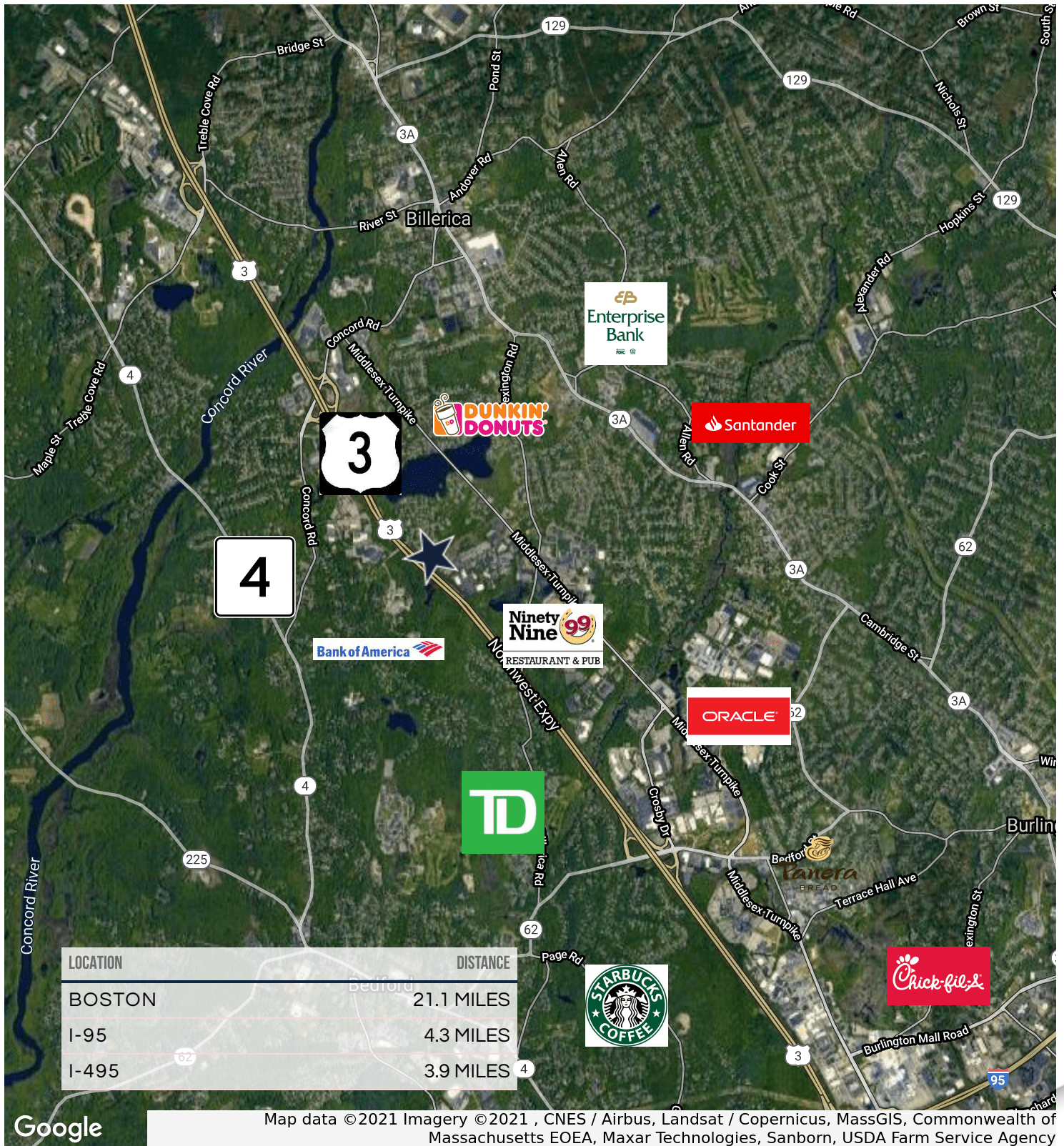
PROPERTY SPECIFICATIONS

BUILDING SIZE:	46,784 SF
AVAILABLE SF:	13,700 SF: SECOND FLOOR: 13,700 SF (SUB-DIVIDABLE TO 6,200 SF AND 7,500 SF)
LOT SIZE:	4.8 ACRES
YEAR BUILT/ RENOVATED:	1982/2019
PARKING:	3.71/1,000 SF; 141 SPACES
LOADING DOCKS:	TWO (2)
CEILING HEIGHT:	12'8" UNDER BAR JOISTS
SPRINKLER:	WET SYSTEM
POWER:	2,000 AMPS; 3 PHASE; 480V
UTILITIES:	TOWN WATER AND SEWER
HVAC:	HEAT (GAS) AIR-CONDITIONING

FLOOR PLANS



LOCATION MAPS



Google

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