

# 86 BILLERICA AVENUE, UNIT 1

NORTH BILLERICA, MA



## 3,300 +/- SF

INDUSTRIAL CONDOMINIUM  
FOR LEASE

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EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

- TWO (2) OFFICES WITH RESTROOM (900 SF) AND 2,400 SF WAREHOUSE AND MEZZANINE STORAGE
- LESS THAN 1 MILE TO NORTH BILLERICA COMMUTER RAIL (LOWELL LINE)
- CLOSE PROXIMITY TO I-495 AND ROUTE 3

### PROPERTY HIGHLIGHTS

CLEAR HEIGHT:	16'
LOADING:	ONE (1) DRIVE-IN DOOR
PARKING:	6-10 SPACES
POWER:	200AMP
SPRINKLER:	WET SYSTEM
HVAC:	OFFICE: HEAT AND A/C WAREHOUSE: GAS-FIRED HANGING UNITS

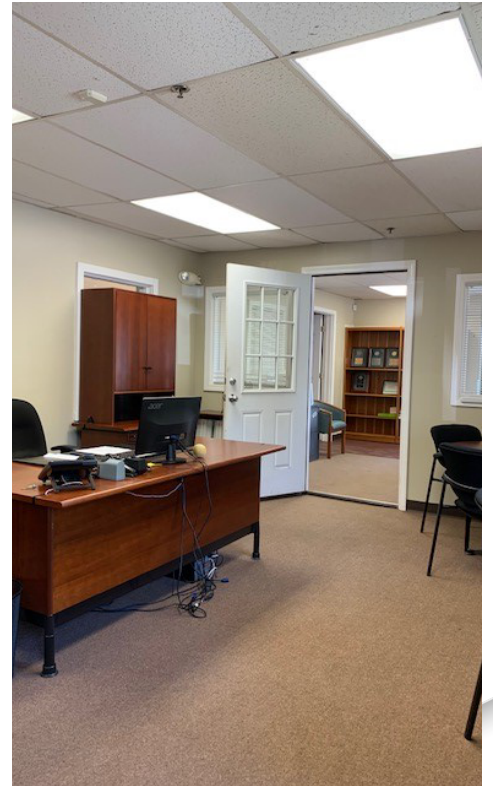
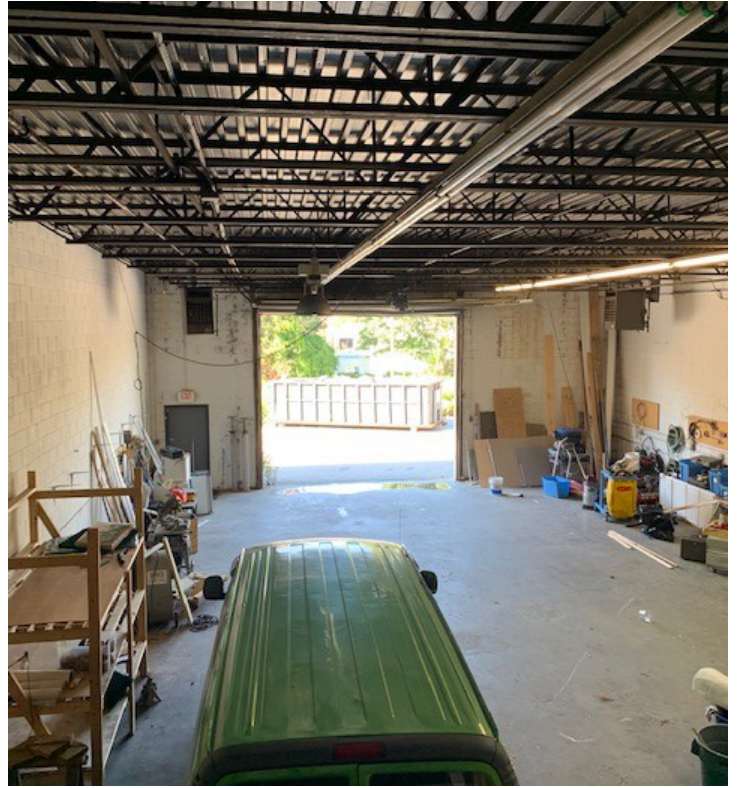
### OFFERING SUMMARY

LEASE RATE:	MARKET
AVAILABLE SF:	3,300 SF
BUILDING SIZE:	42,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,228	20,774	74,627
TOTAL POPULATION	3,524	56,242	204,435
AVERAGE HH INCOME	\$94,018	\$79,044	\$73,519



ADDITIONAL PHOTOS





## LOCATION MAPS

