

2 EXECUTIVE PARK DRIVE

NORTH BILLERICA, MA



FOR SALE

6,640 S.F. FLEX / OFFICE /
INDUSTRIAL BUILDING ON 1.06
ACRES

CONTACT:
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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SPECIFICATIONS



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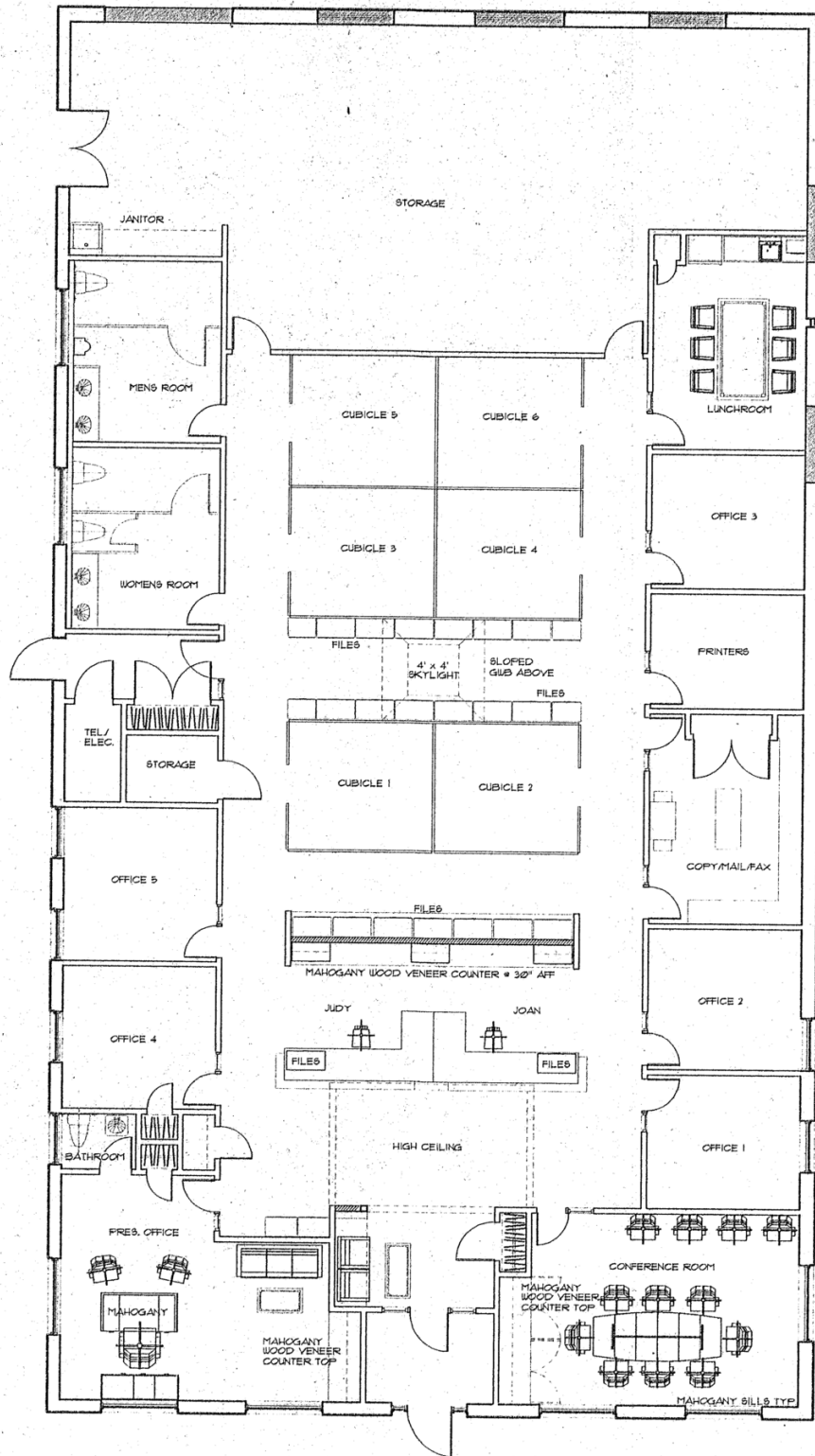
BUILDING SIZE:	6,640 SF
LAND AREA:	1.06 ACRES
ZONING:	INDUSTRIAL
LOADING:	GRADE-LEVEL DOUBLE DOOR
CONSTRUCTION:	MASONRY WITH STEEL FRAME
CEILING HEIGHT:	OFFICE: 9' 6" WAREHOUSE: 10' 6"
HVAC:	100% AIR CONDITIONED
HEAT:	GAS
RESTROOMS:	THREE (3)
SEWER/WATER	CITY
ROOF:	RUBBER MEMBRANE (2019)
AGE:	1973 (RENOVATED IN 1995)
RE TAXES:	\$19,070 (FY '21)
SALE PRICE:	\$1,550,000



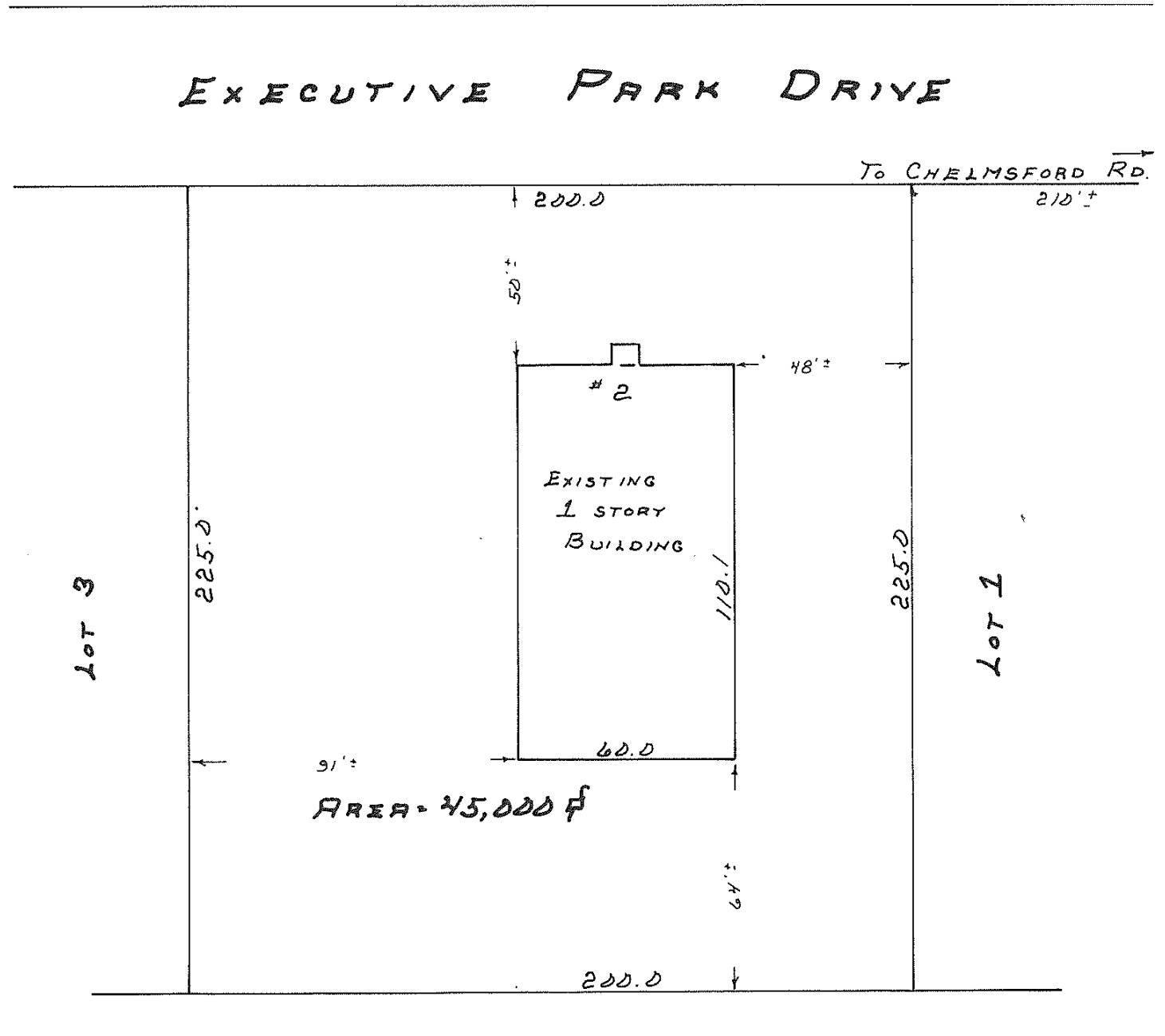
ADDITIONAL PHOTOS



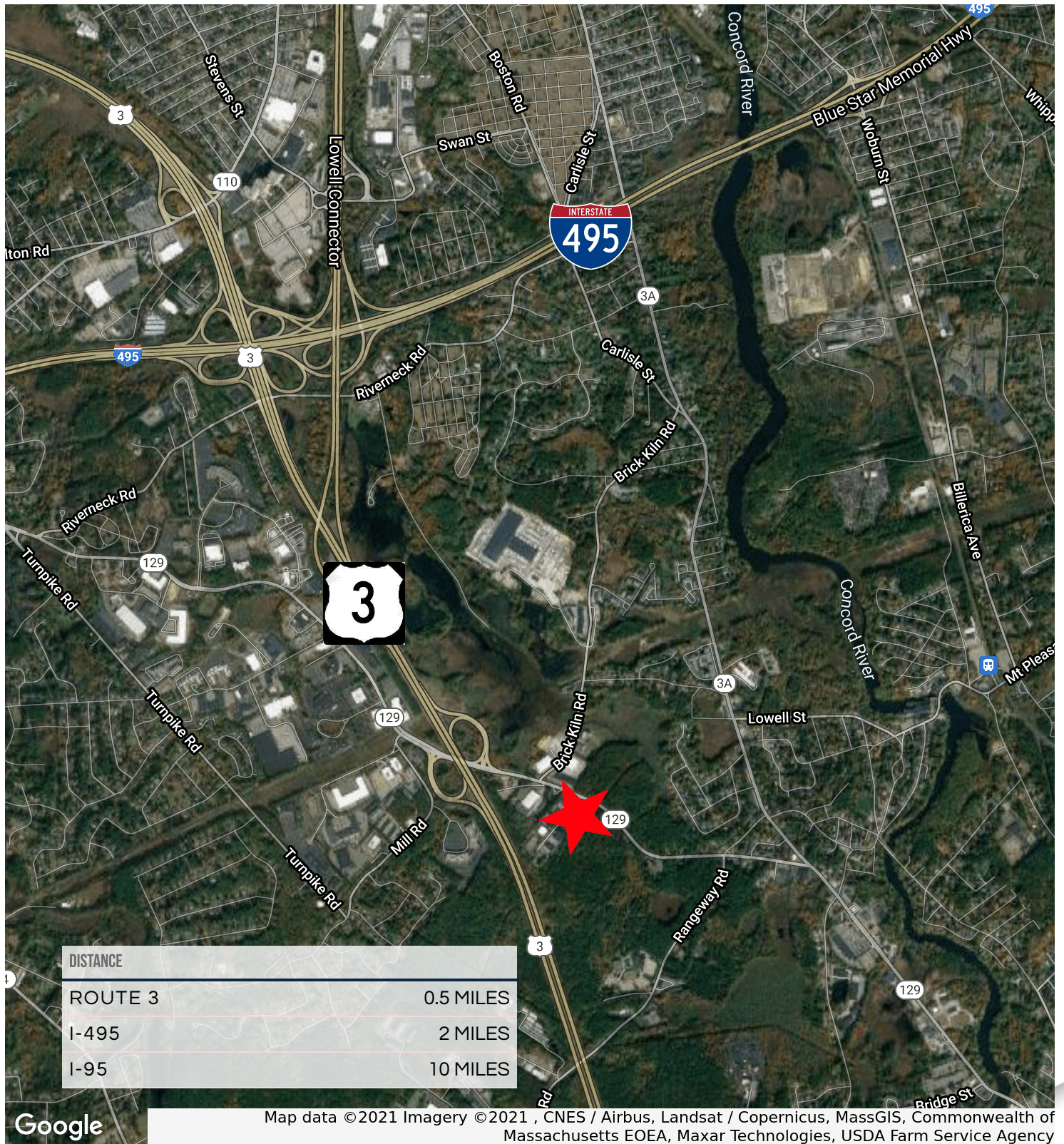
FLOOR PLAN



SITE PLAN



LOCATION MAP



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