

2 NASHUA ROAD

NORTH BILLERICA, MA



13,980 SF

INDUSTRIAL BUILDING ON 5.64
ACRES FOR SALE

- 20'-36' clear
- Eight (8) 18x18 Drive-in Doors
- New LED Lights
- Located 2.6 miles from Route 3 and 2.1 miles from Route 495

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

13,980 SF Industrial Building on 5.64 Acres for Sale; contractor yard with permits for outdoor storage of raw materials and rock crushing.

PROPERTY HIGHLIGHTS

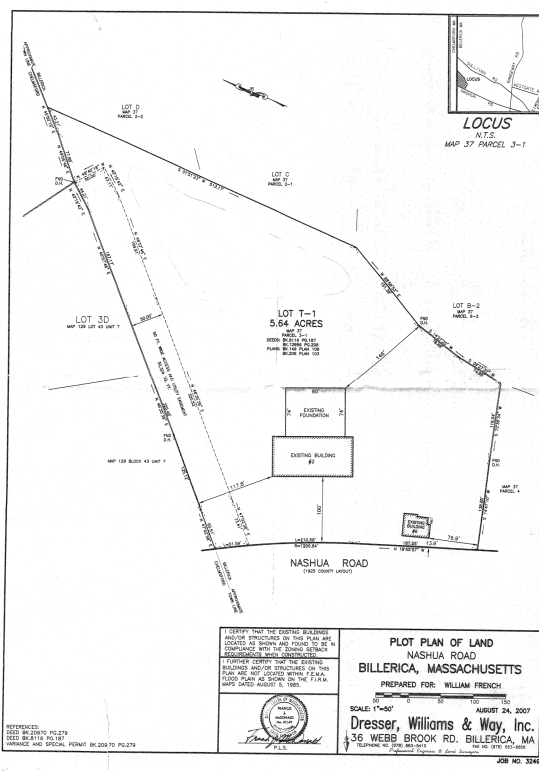
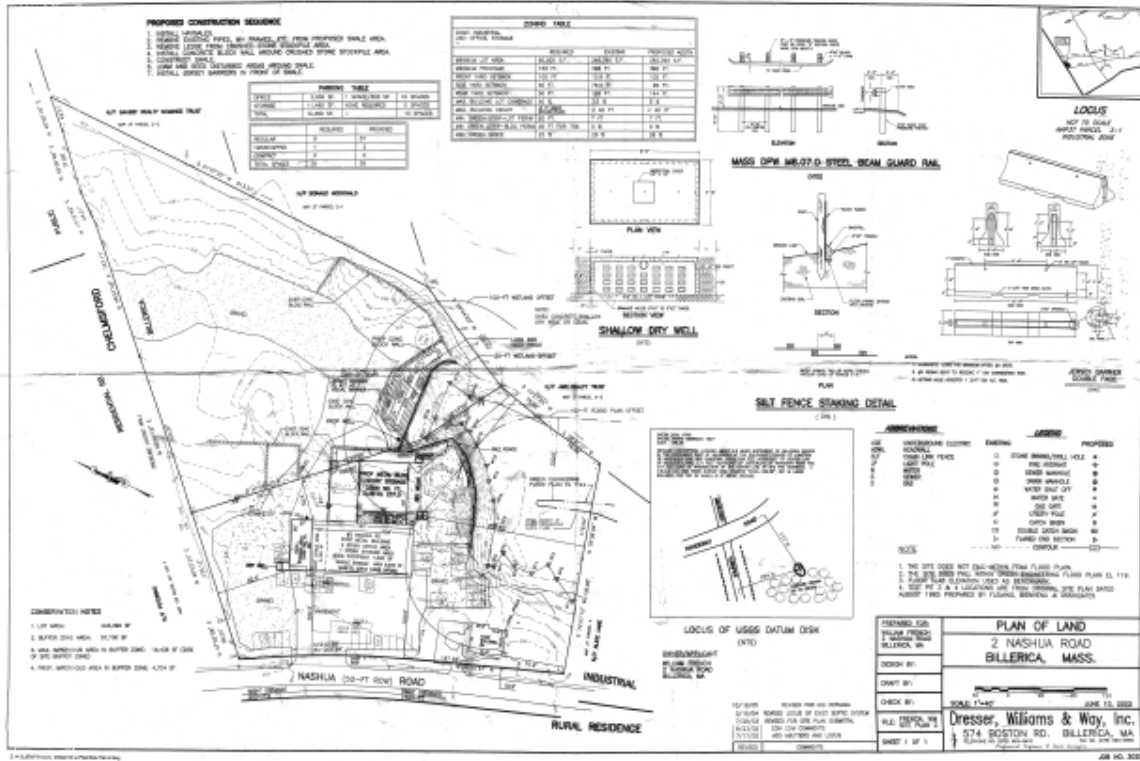
- Industrial Zoning: allows for 7 days/week/ 24 hrs./day 365 days/year trucking and operation as a contractor yard.
- Crusher Operations: Processing of gravel, rock, hardtop concrete, and stone as well as screening of loam ("crush or crushing") is accessory to daily operations.
- 2.6 Miles to Route 3
- 3.1 Miles to Route 495
- 9.1 Miles to Route 128

OFFERING SUMMARY

BUILDING SIZE:	13,980 SF
AVAILABLE SPACE:	13,980 SF
LOT SIZE:	5.64 Acres
YEAR BUILT:	1985
SALE PRICE:	Market

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,761	46,625
TOTAL POPULATION	27,253	129,578
AVERAGE HH INCOME	\$108,743	\$89,219

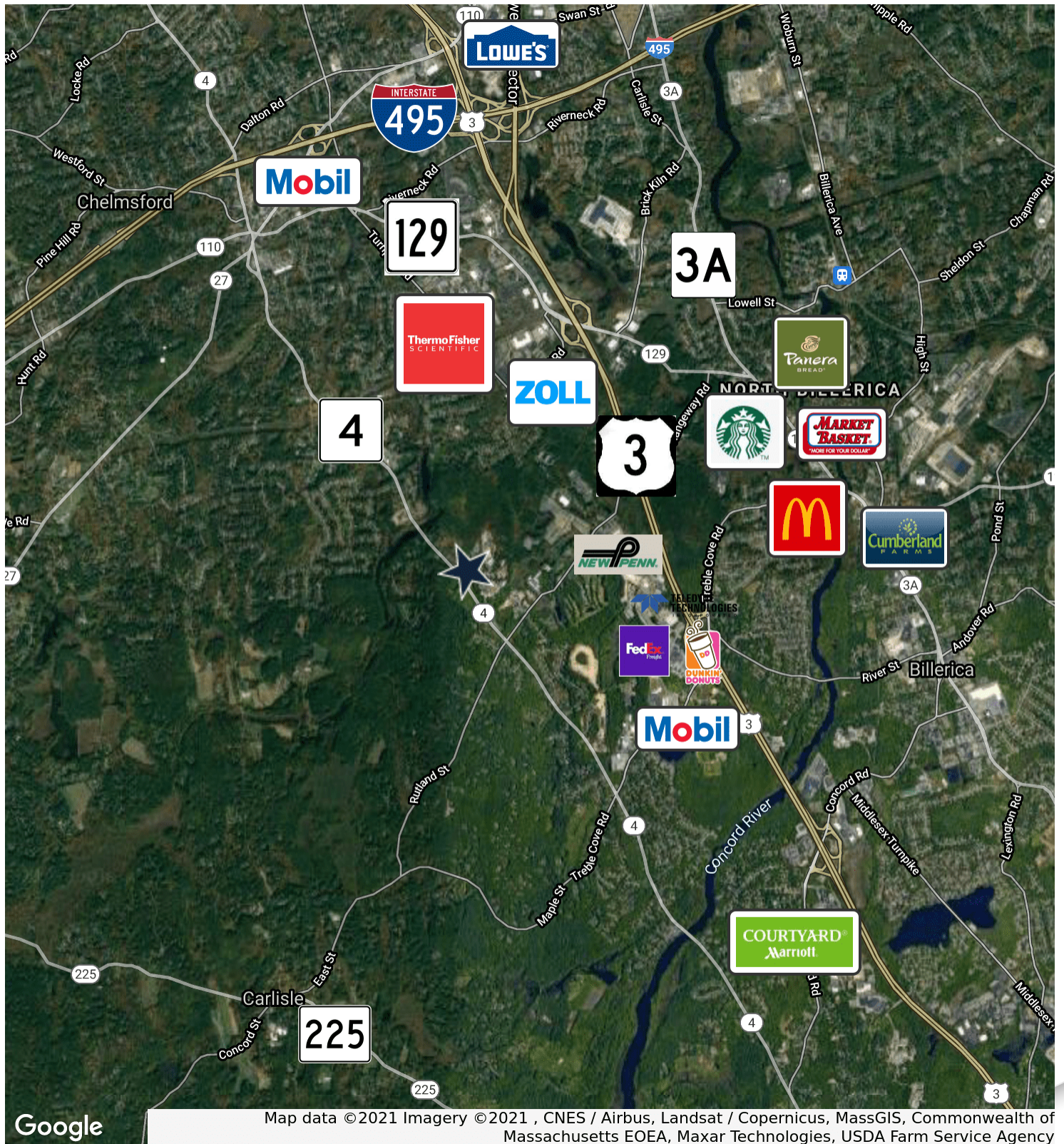
SITE AND PLOT PLANS



ADDITIONAL PHOTOS



LOCATION MAP



Google

Map data ©2021 Imagery ©2021, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency

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