

44 MANNING ROAD

BILLERICA, MA



6,694 SF

FLEX/R&D SPACE FOR LEASE
ON THE 1ST FLOOR

CONTACT:

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,694 SF Flex/R&D Space for Lease on the 1st Floor

PROPERTY HIGHLIGHTS

- Strategically located near the intersection of Route 3 and Route 62
- This building is a 64,000 SF first class Office/R&D/Light Assembly building
- Location offers close proximity to Route 128
- Heavy power and tailboard loading
- R&D space includes Two Chemical fume hoods, Two Wet sinks, Two emergency eye wash stations, Equipment Room with Spilt A/C, Reinforced floor for FTMS Magnet and quench pipe.

OFFERING SUMMARY

AVAILABLE SF:	1st floor: 6,694 SF
LOT SIZE:	5.4 Acres
ZONING:	industrial
YEAR BUILT:	1985
PARKING:	2.9/1,000 SF
LOADING:	Two (2) shared tailboard docks
SPRINKLER:	Wet System
WATER:	City
SEWER:	Septic System
ELECTRICAL:	4,000 Amp; 277/480V

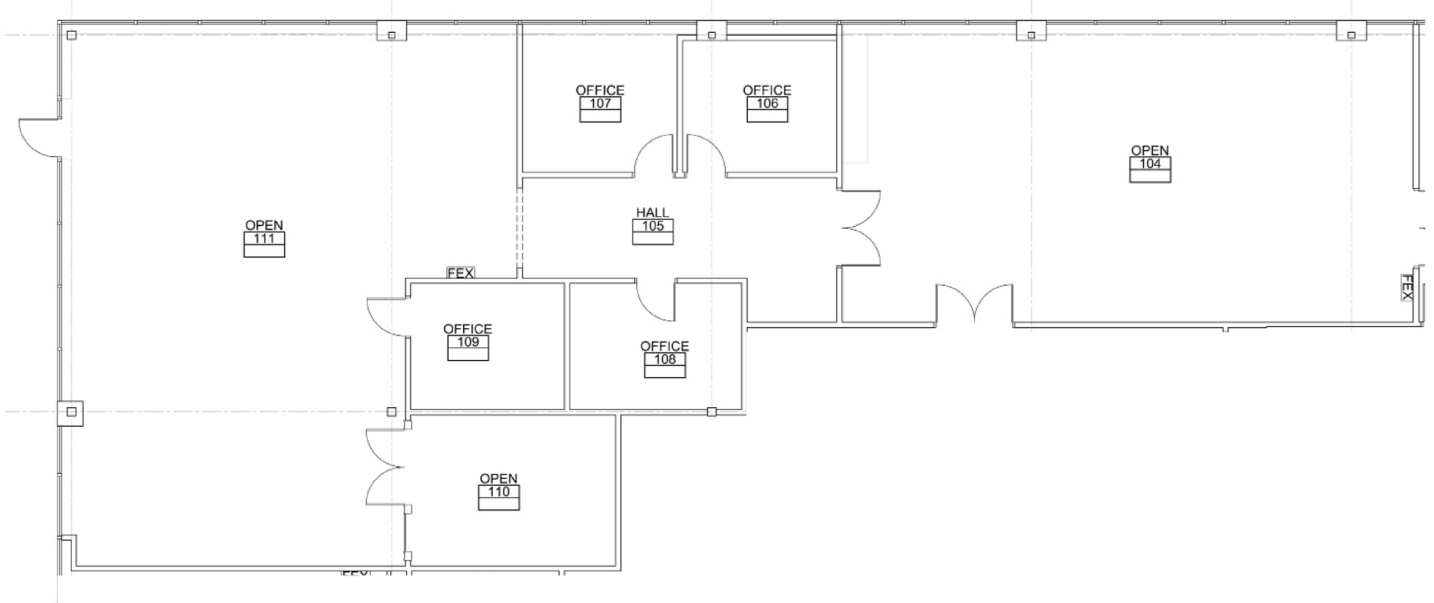
ADDITIONAL PHOTOS



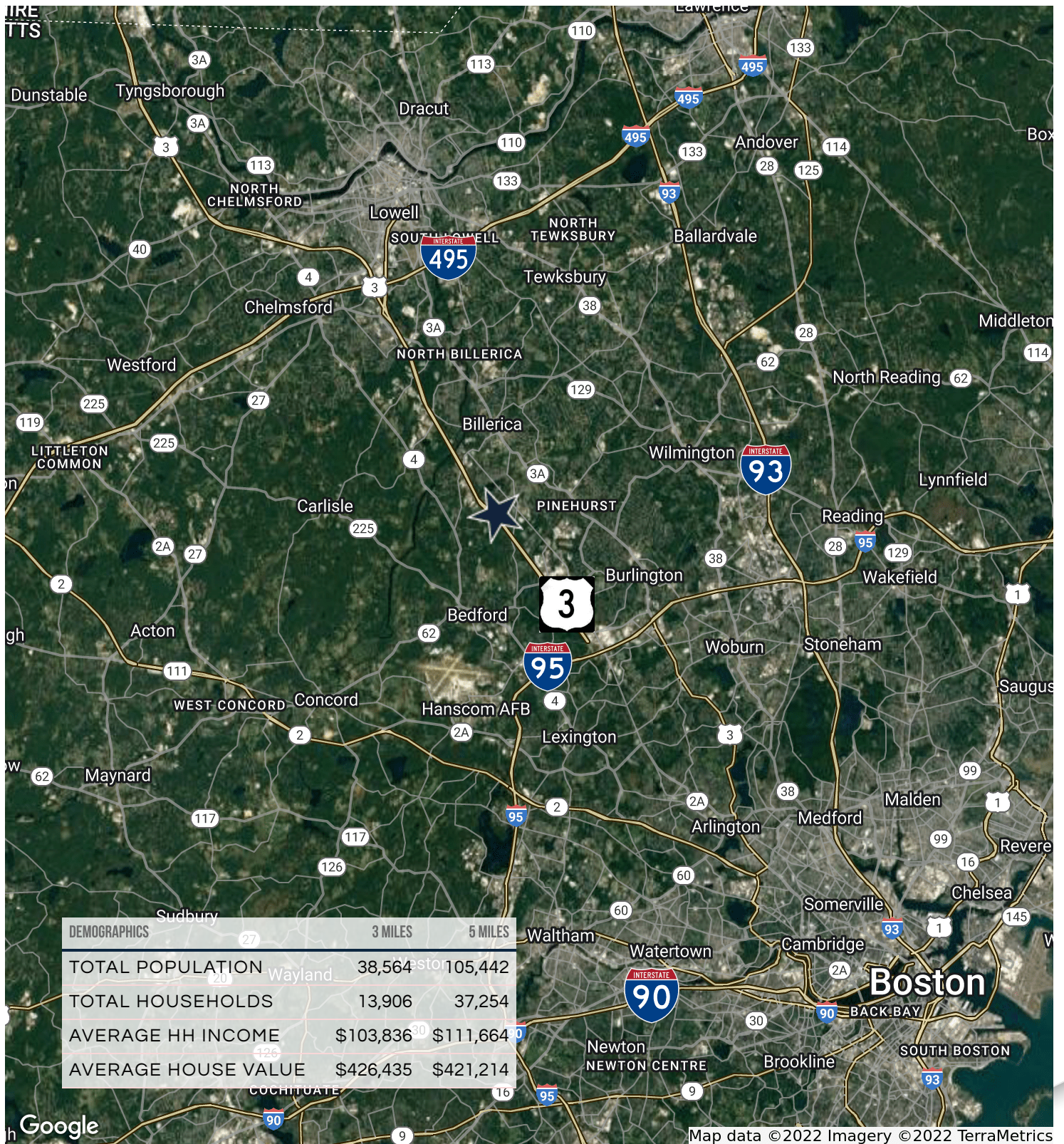
ADDITIONAL PHOTOS



FLOOR PLANS



LOCATION MAP



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