

34 SULLIVAN ROAD

NORTH BILLERICA, MA



FOR SALE

5,000 ~ SF INDUSTRIAL CONDO

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY SPECIFICATIONS

SIZE:	5,000~ SF comprised of: - 4,600~ SF footprint - 400~ SF office mezzanine
CEILING HEIGHT:	17.5' clear
LOADING:	Two (2) exclusive on-grade roll-up doors Shared access to one tailboard height door
HVAC:	100% air-conditioned & heated (gas) (Two 10-ton rooftop units for shop) (One 2-ton rooftop unit for office)
SPRINKLER:	Wet system

PROPERTY SPECIFICATIONS

LIGHTING:	LED
ZONING:	Industrial
CONSTRUCTION:	Block and steel beam
SEWER:	City
AGE:	1988
RESTROOMS:	One (1) set
ELECTRICAL:	Two services: 480V, 200A, 3-phase & 480V, 100A, 3-phase
CONDO FEE:	\$773.37/month
REAL ESTATE TAXES:	\$16,752.06
PRICE:	\$1,050,000

ADDITIONAL PHOTOS

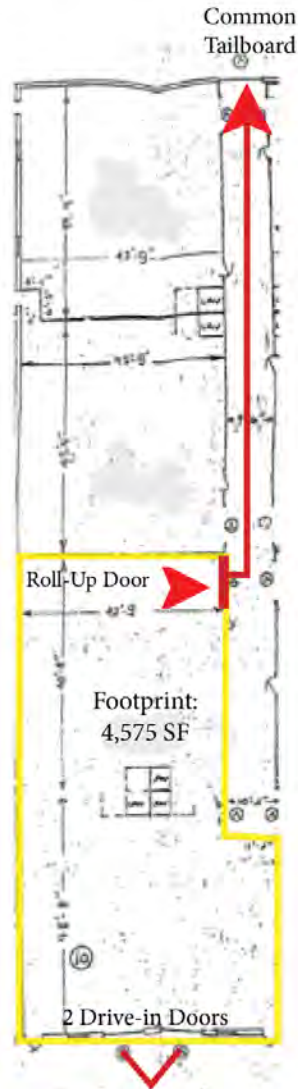


ADDITIONAL PHOTOS



FLOOR PLANS

34 Sullivan Road, Billerica,
MA, Unit 10



Above referenced floor plan does not show interior walls, which include 400~ SF of mezzanine office.

LOCATION MAP

