



43 MANNING ROAD

BILLERICA, MA

FOR LEASE | 5,000 SF - 7,500 SF FLEX/R&D SPACE

ELLEN GARTHOFF 978.760.1263 ellen@stubblebinecompany.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,000 SF - 7,500 SF FLEX/R&D SPACE FOR LEASE

PROPERTY HIGHLIGHTS

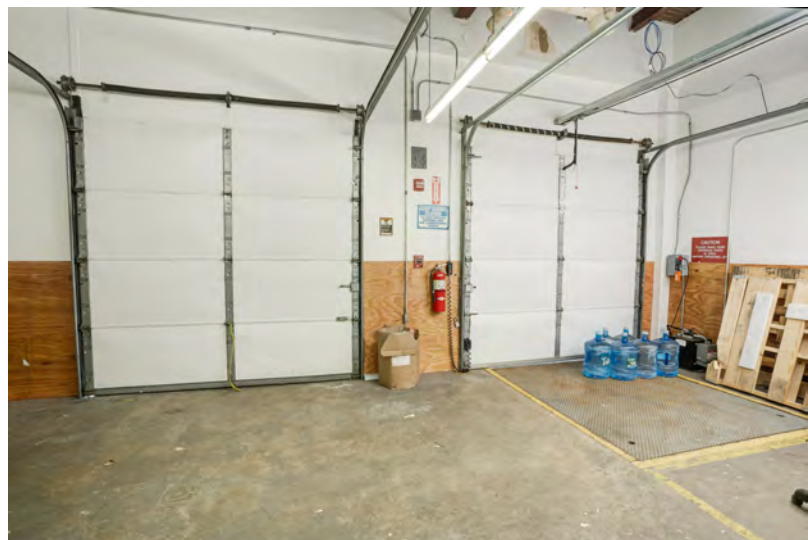
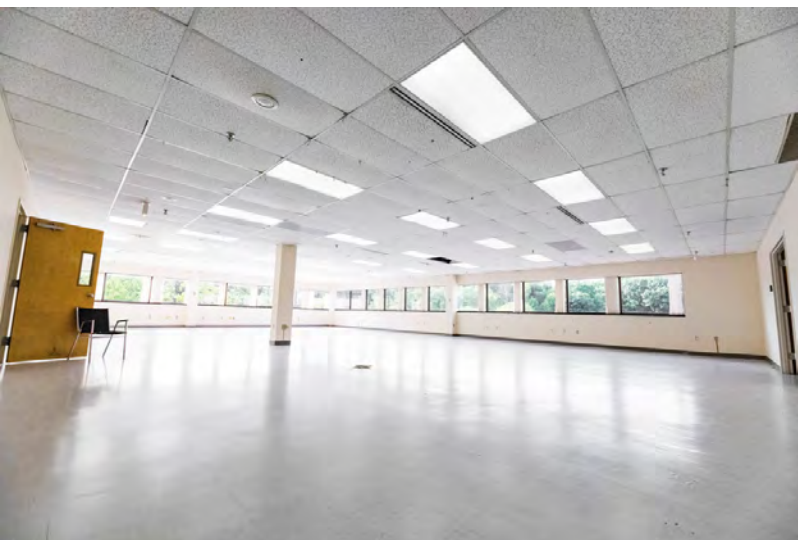
- STRATEGICALLY LOCATED NEAR THE INTERSECTION OF ROUTE 3 AND ROUTE 62
- DIRECT ACCESS TO BUILDING
- SPACE AVAILABLE ON 2ND FLOOR W/ ACCESS TO CARGO LIFT & COMMON TAILBOARD LOADING
- AMPLE PARKING

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,000 - 7,500 SF
Lot Size:	6.2 Acres
Building Size:	43,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,848	13,902	37,298
Total Population	4,799	38,665	105,537
Average HH Income	\$99,404	\$103,315	\$110,980

ADDITIONAL PHOTOS



SECOND FLOOR

Option 1
5,000 SF



SECOND FLOOR

Option 2
5,500 SF

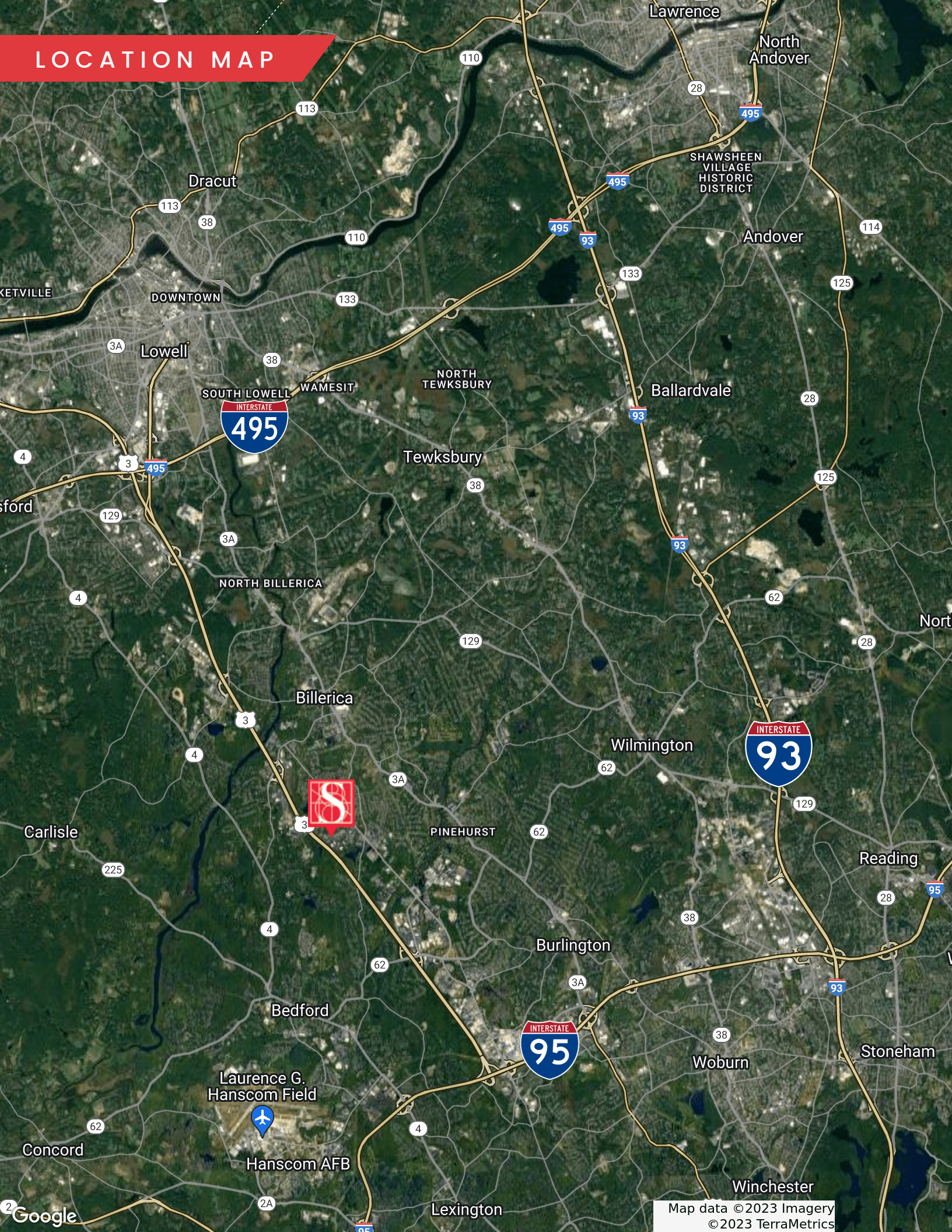


SECOND FLOOR

Option 3
7,500 SF



LOCATION MAP



43 MANNING ROAD

BILLERICA, MA

FOR LEASE | 5,000 SF - 7,500 SF FLEX/R&D SPACE

ELLEN GARTHOFF
978.760.1263
ellen@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL