



# 44 MANNING ROAD

**BILLERICA, MA**

---

17,872 SF | UNIT 201: FLEX/R&D SPACE FOR LEASE

ELLEN GARTHOFF  
MICAH STUBBLEBINE

978.760.1263  
978.265.8101

[ellen@stubblebinecompany.com](mailto:ellen@stubblebinecompany.com)  
[micah@stubblebinecompany.com](mailto:micah@stubblebinecompany.com)



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

17,872 SF Flex/R&D Space for Lease

### PROPERTY HIGHLIGHTS

- Strategically located near the intersection of Route 3 and Route 62, and has close proximity to Route 128
- This building is a 64,000 SF first class Office/R&D/Light Assembly building
- The passenger/freight elevator has a capacity rating of 4,000 lbs
- Natural gas for the HVAC system heating in Suite 201 is and can be separately metered for that space
- Generator power is also available in Suite 201

### OFFERING SUMMARY

Available SF:	Unit 201: 17,872
Building Size:	64,000 SF
Zoning:	Industrial
Year Built:	1985
Parking:	2.9/1,000 SF
Loading:	Two (2) shared tailboard docks
Sprinkler:	Wet
Water/Sewer:	City
Main Building Electric:	4,000 amps; 277/480V



## ADDITIONAL PHOTOS







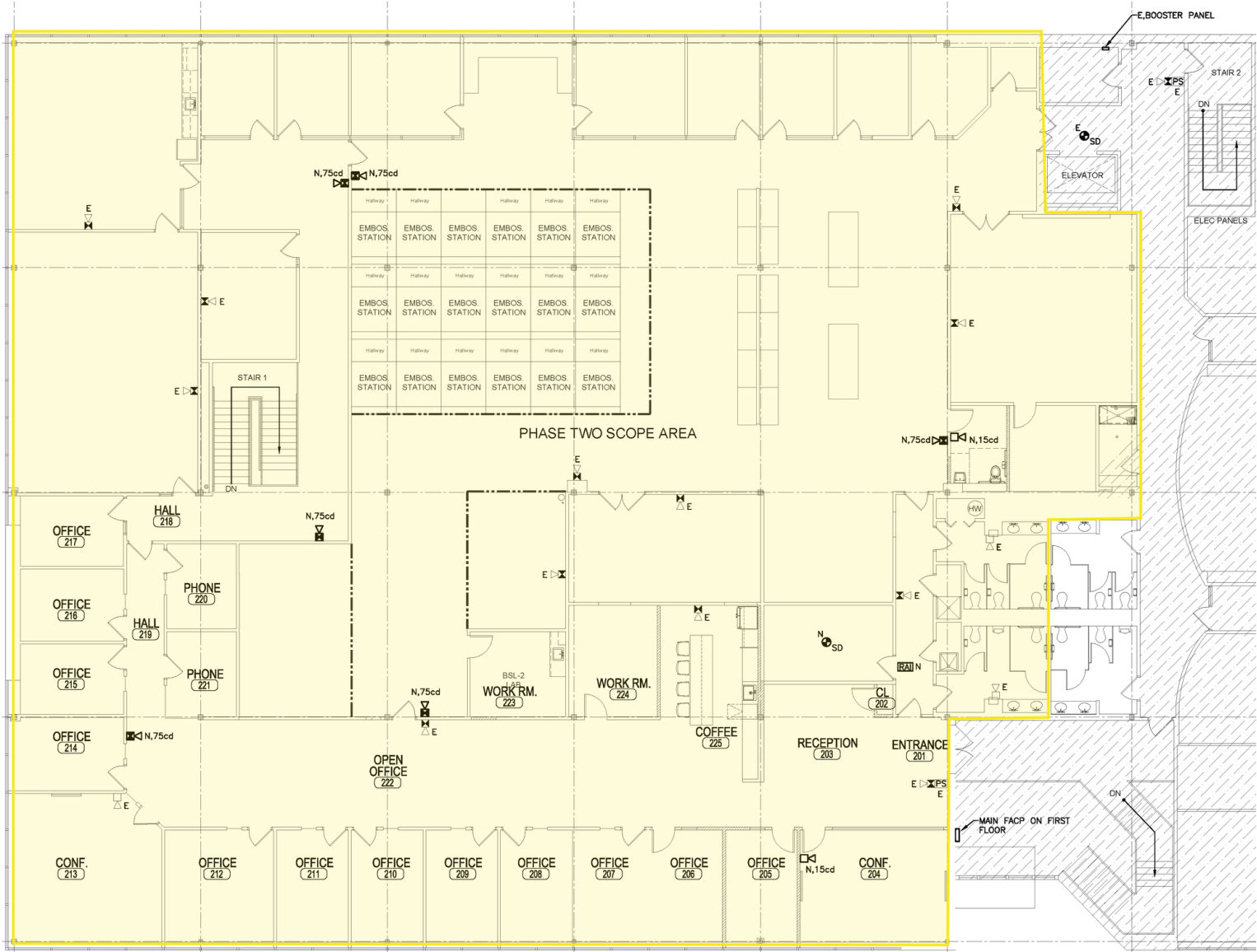


## ADDITIONAL PHOTOS



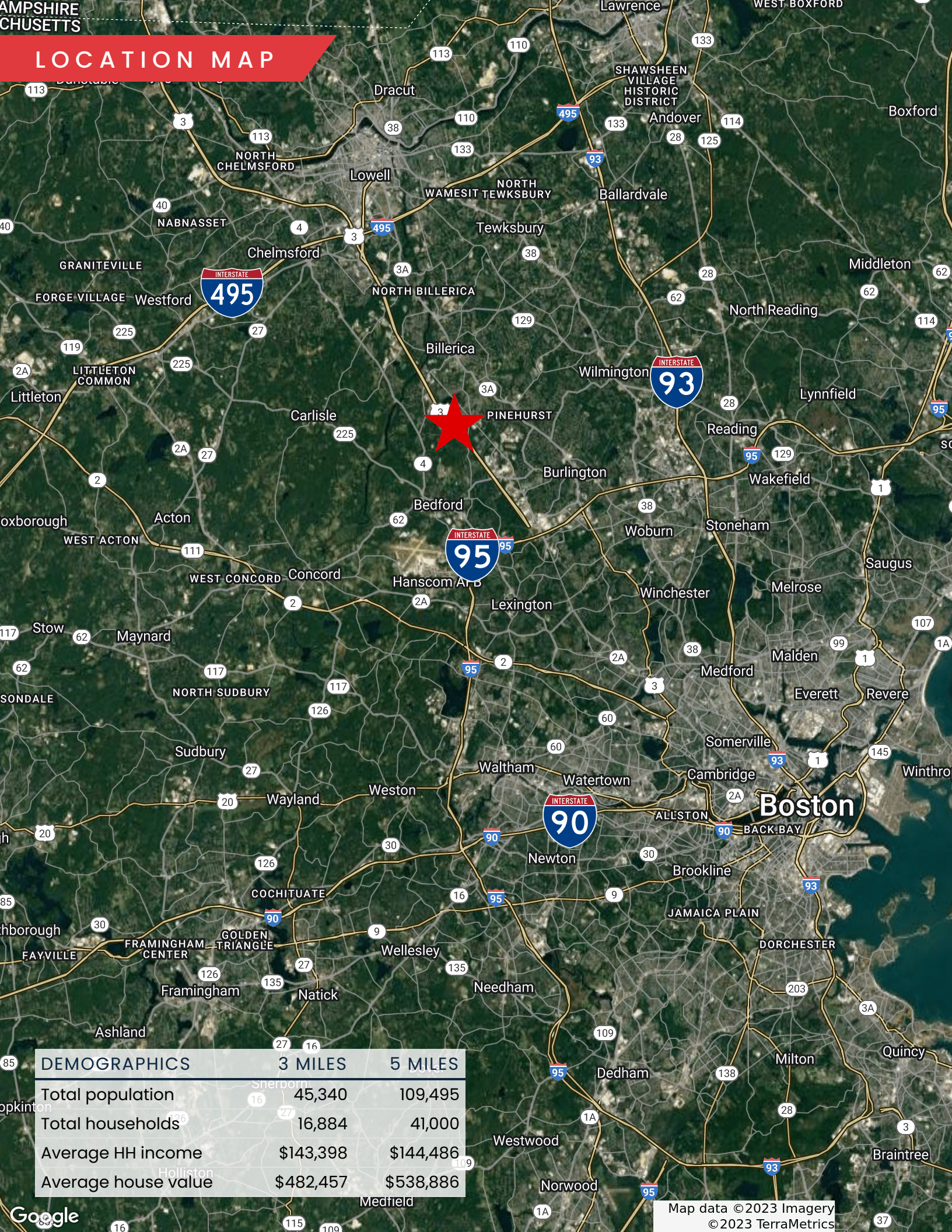


FLOOR PLAN





# LOCATION MAP



DEMOGRAPHICS	3 MILES	5 MILES
Total population	45,340	109,495
Total households	16,884	41,000
Average HH income	\$143,398	\$144,486
Average house value	\$482,457	\$538,886



# 44 MANNING ROAD

BILLERICA, MA

17,872 SF | UNIT 201: FLEX/R&D SPACE FOR LEASE

ELLEN GARTHOFF

978.760.1263

[ellen@stubblebinecompany.com](mailto:ellen@stubblebinecompany.com)

MICAH STUBBLEBINE

978.265.8101

[micah@stubblebinecompany.com](mailto:micah@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