



13 STERLING ROAD

BILLERICA, MA

38,900 SF | FREE-STANDING INDUSTRIAL BUILDING FOR SALE OR LEASE

- Strategically located just off Rt. 3 via the Treble Cove Road exit
- Subdivides to 20,000 SF



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

38,900 SF Free-Standing Industrial Building For Sale or Lease

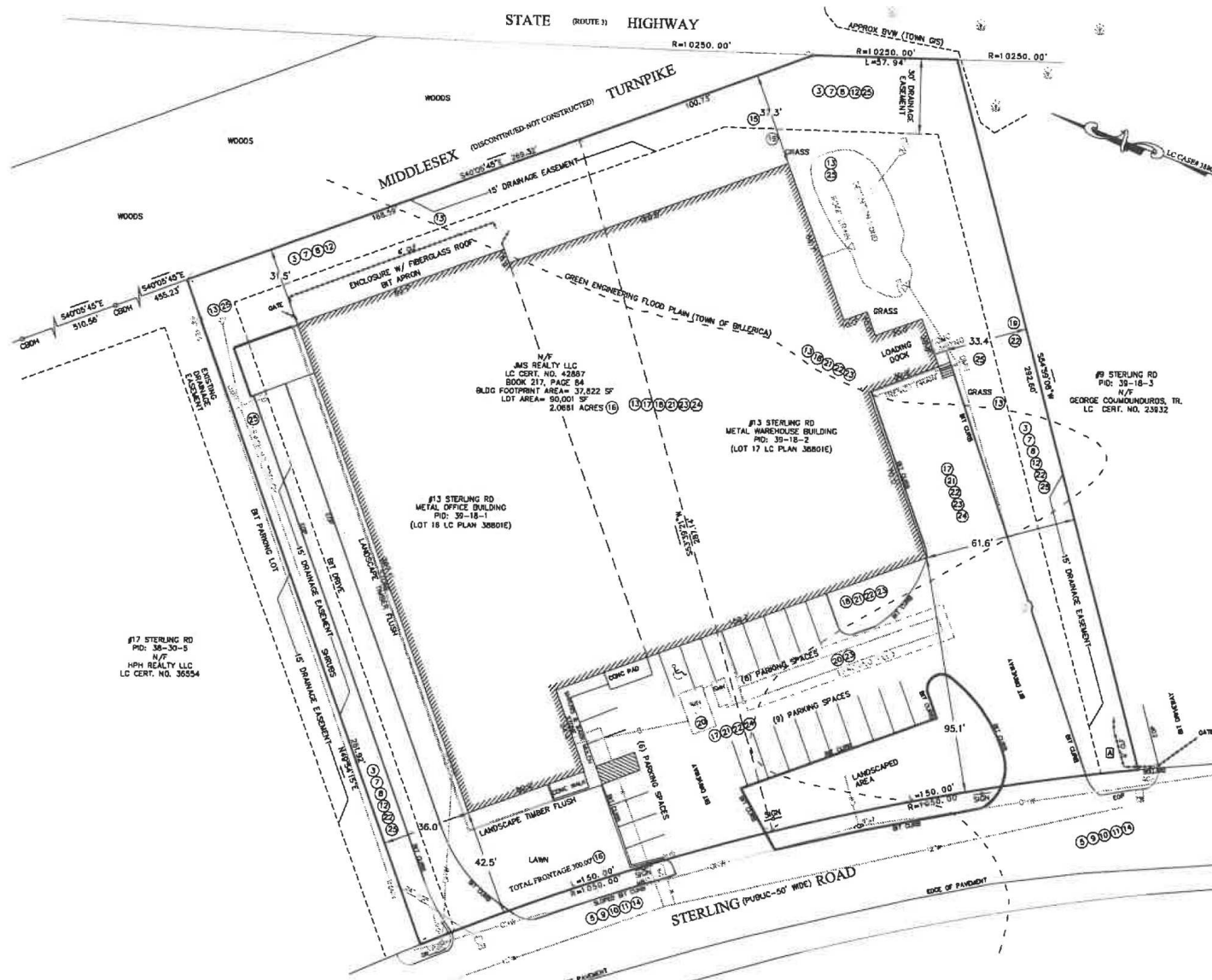
LOCATION HIGHLIGHTS

- Strategically located just off Rt. 3 via the Treble Cove Road exit

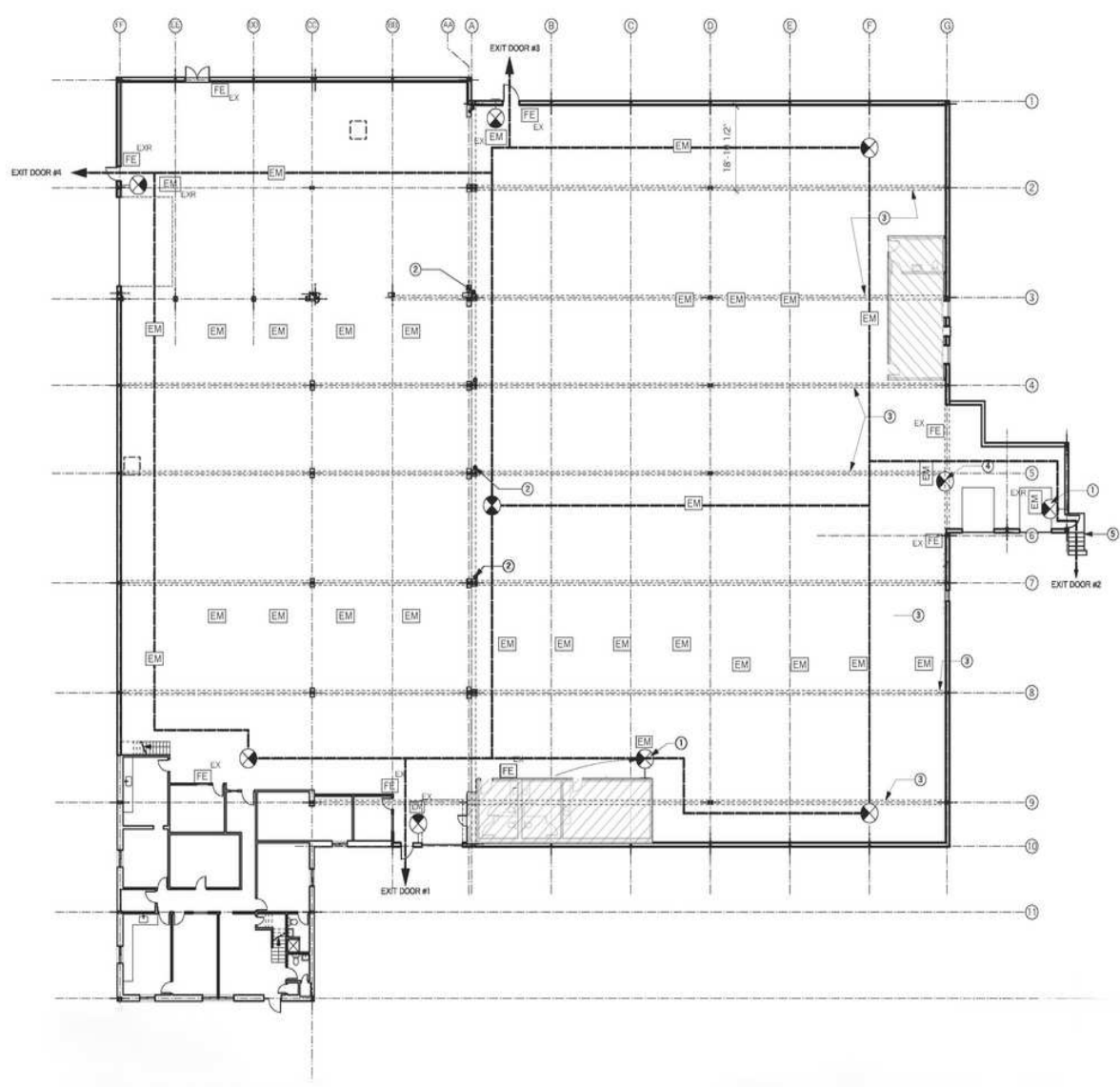
PROPERTY

Building Size:	38,900 SF
Subdividable:	20,000 SF
Lot Size:	2.06 Acres
Clear Height:	12'-16'
Mezzanine:	54,000 LB Capacity
Loading:	Two (2) 10'x12' Drive-Ins Two (2) Tailboard (indoor loading platform leveler)
Parking:	24 Spaces
Zoning:	Industrial - 5
Power:	400 amps; 240 volt 3 phase Upgraded Energy
Fiber Optics:	Comcast high speed
Sprinkler:	Full wet system
Heat:	Gas fired heaters
Water:	Town
Sewer:	Septic
Lease Rate:	Market
Sale Price:	\$6,950,000

SITE PLAN

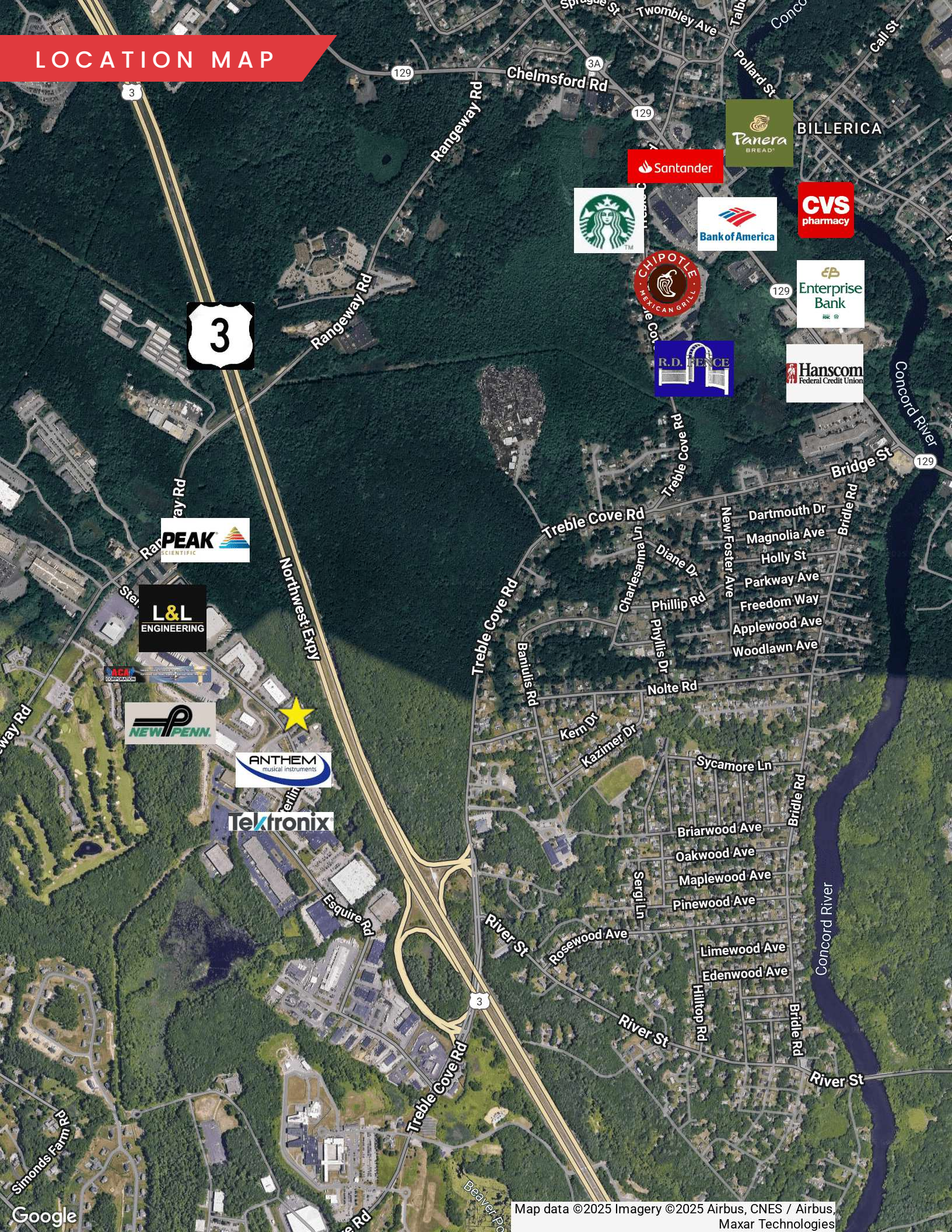


FLOOR PLAN





LOCATION MAP



Chelmsford Rd

Rangeway Rd

Rangeway Rd

Northwest Expy

Treble Cove Rd

Treble Cove Rd

Treble Cove Rd

Bridge St

Dartmouth Dr
Magnolia Ave
Holly St
Parkway Ave
Freedom Way
Applewood Ave
Woodlawn Ave

Charlesama Ln
Diane Dr
Phillip Rd
Phyllis Dr
Nolte Rd

Kazimer Dr

Sycamore Ln

Briarwood Ave
Oakwood Ave
Maplewood Ave
Pinewood Ave

Limewood Ave
Edenwood Ave

River St

River St

Treble Cove Rd

River St

Rosewood Ave

Sergil Ln

Bridle Rd

Bridle Rd

Concord River

Call St

Concord

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