



# 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

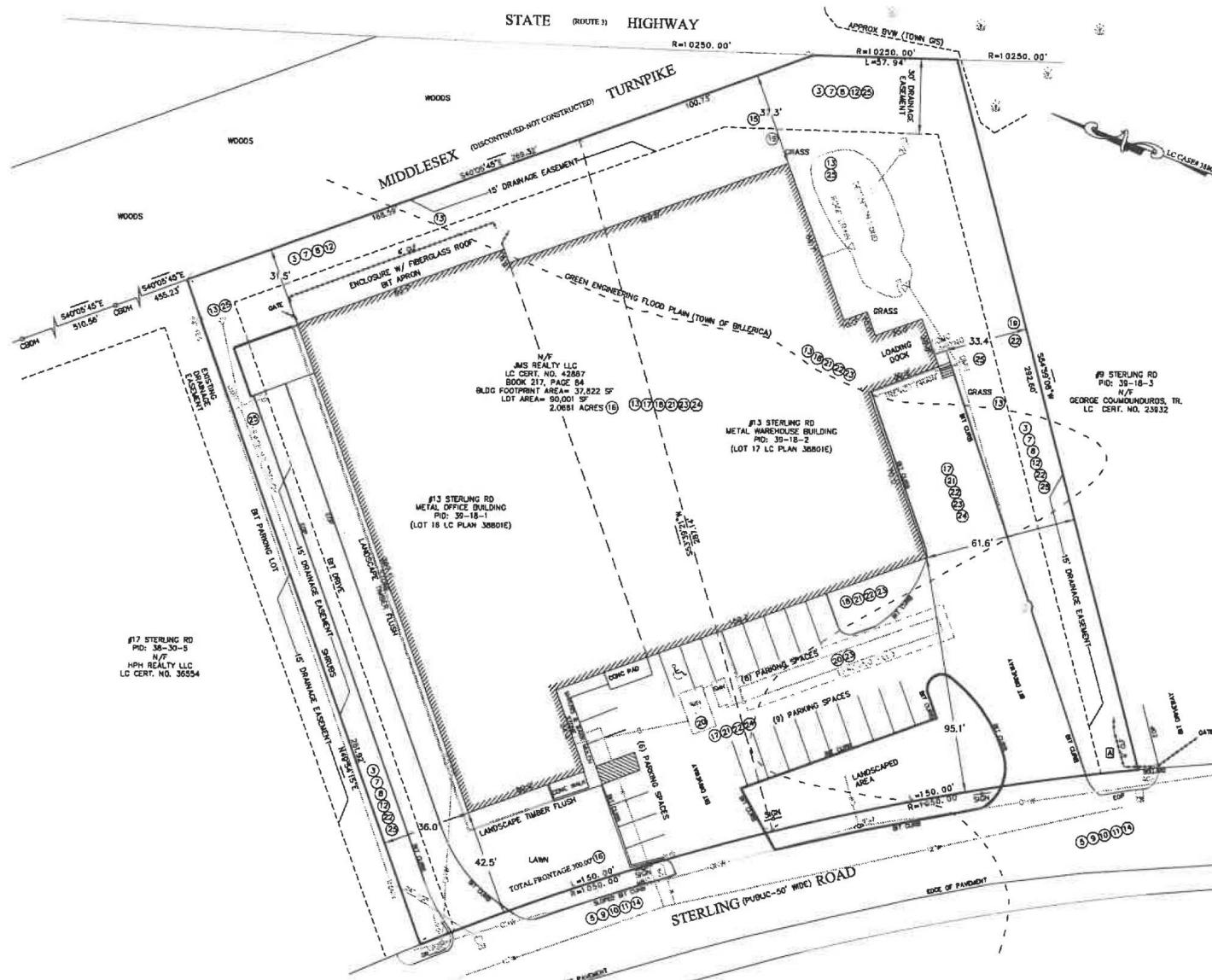
### LOCATION HIGHLIGHTS

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

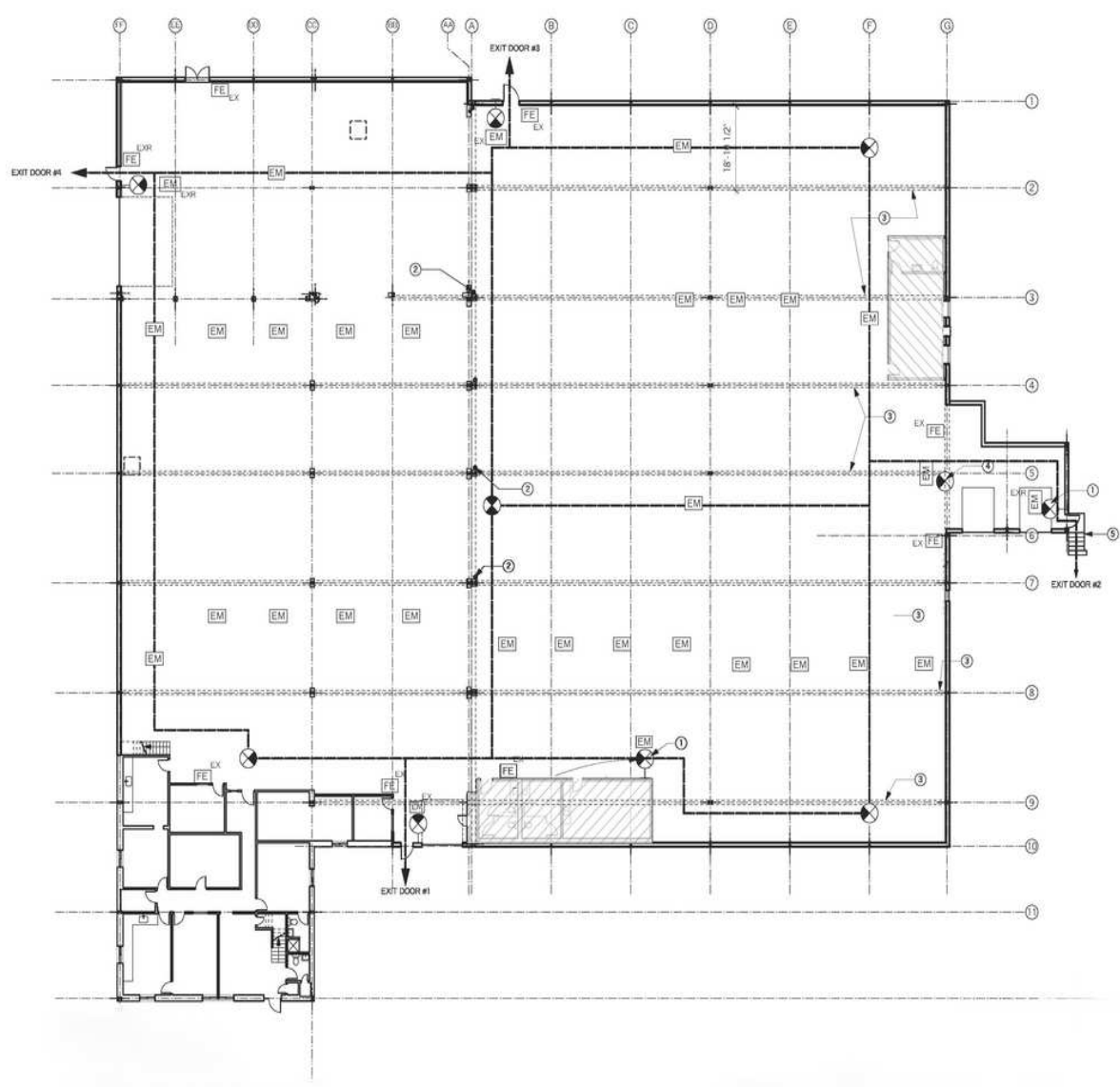
### PROPERTY

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
Environmental:	Phase 1
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:	Market

## SITE PLAN

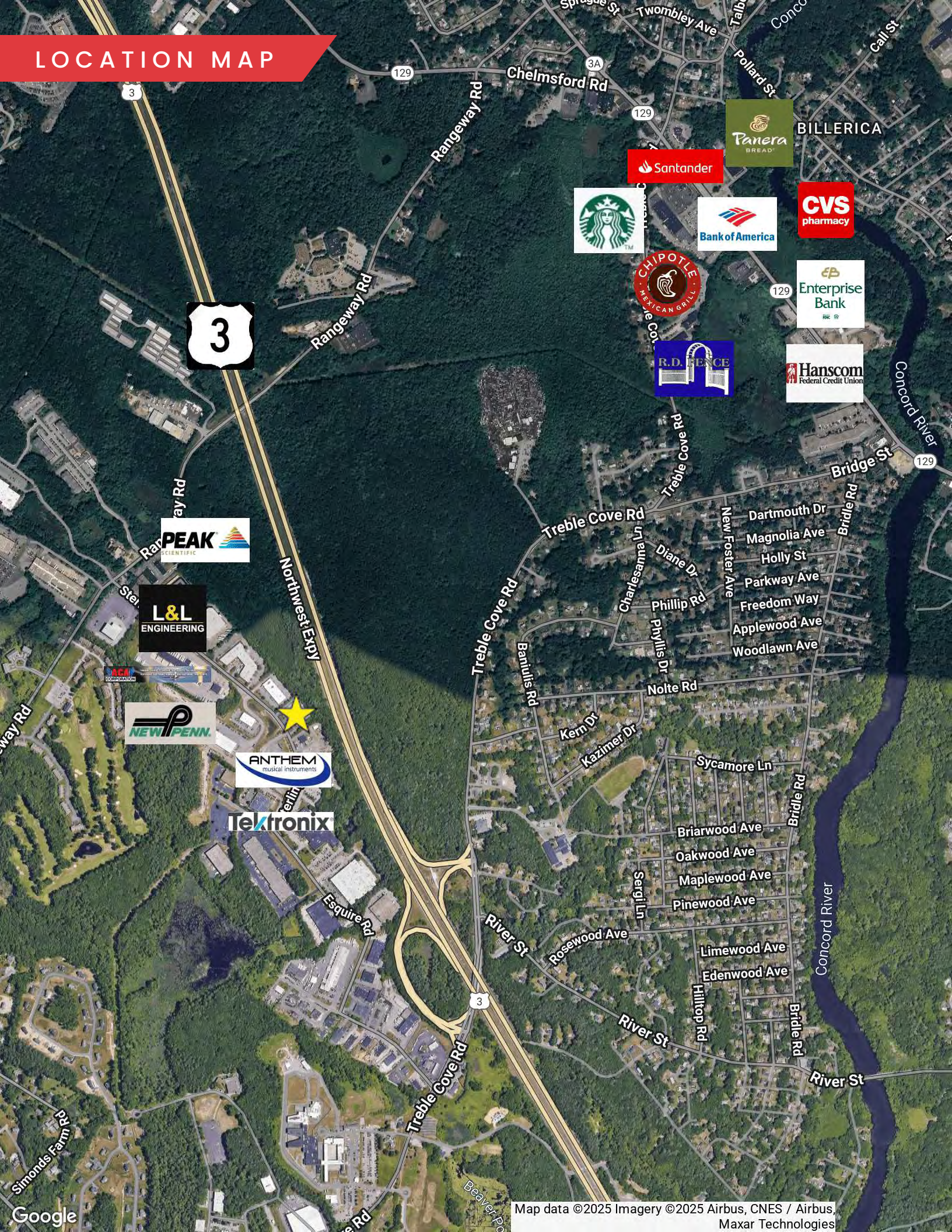


FLOOR PLAN





# LOCATION MAP



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