



# 270 CONCORD RD

**BILLERICA, MA**

**FOR SALE | 2.12 AC LAND SITE**

- 0.3 Miles to Route 3
- 1.2 Miles to Route 4
- 3.7 Miles to Route 225
- Zoned Industrial



**THE  
STUBBLEBINE  
COMPANY**

CORFAC INTERNATIONAL



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

2.12 AC Land Site for Sale

### LOCATION DESCRIPTION

0.3 Miles to Route 3

1.2 Miles to Route 4

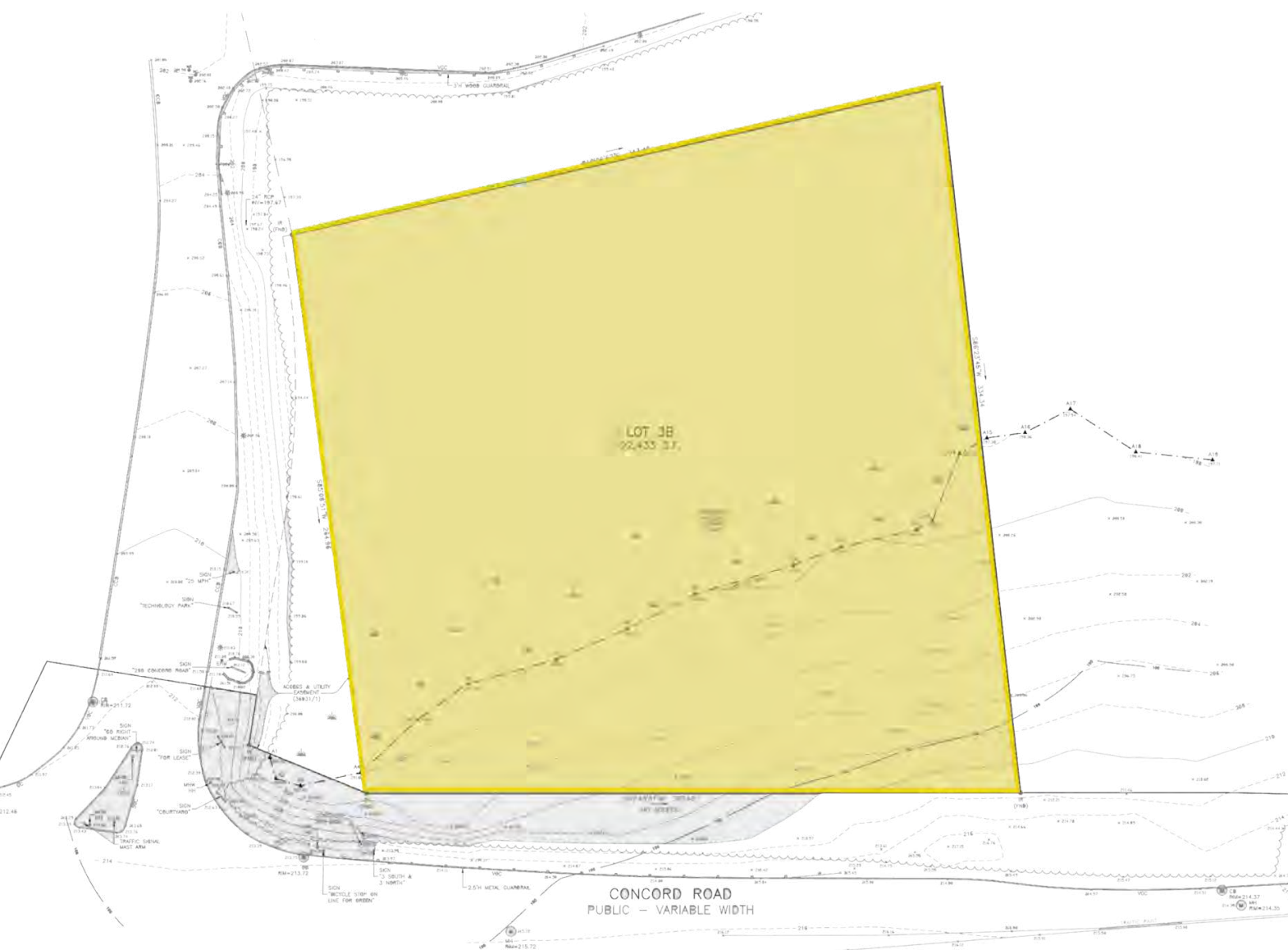
3.7 Miles to Route 225

### PROPERTY SPECIFICATIONS

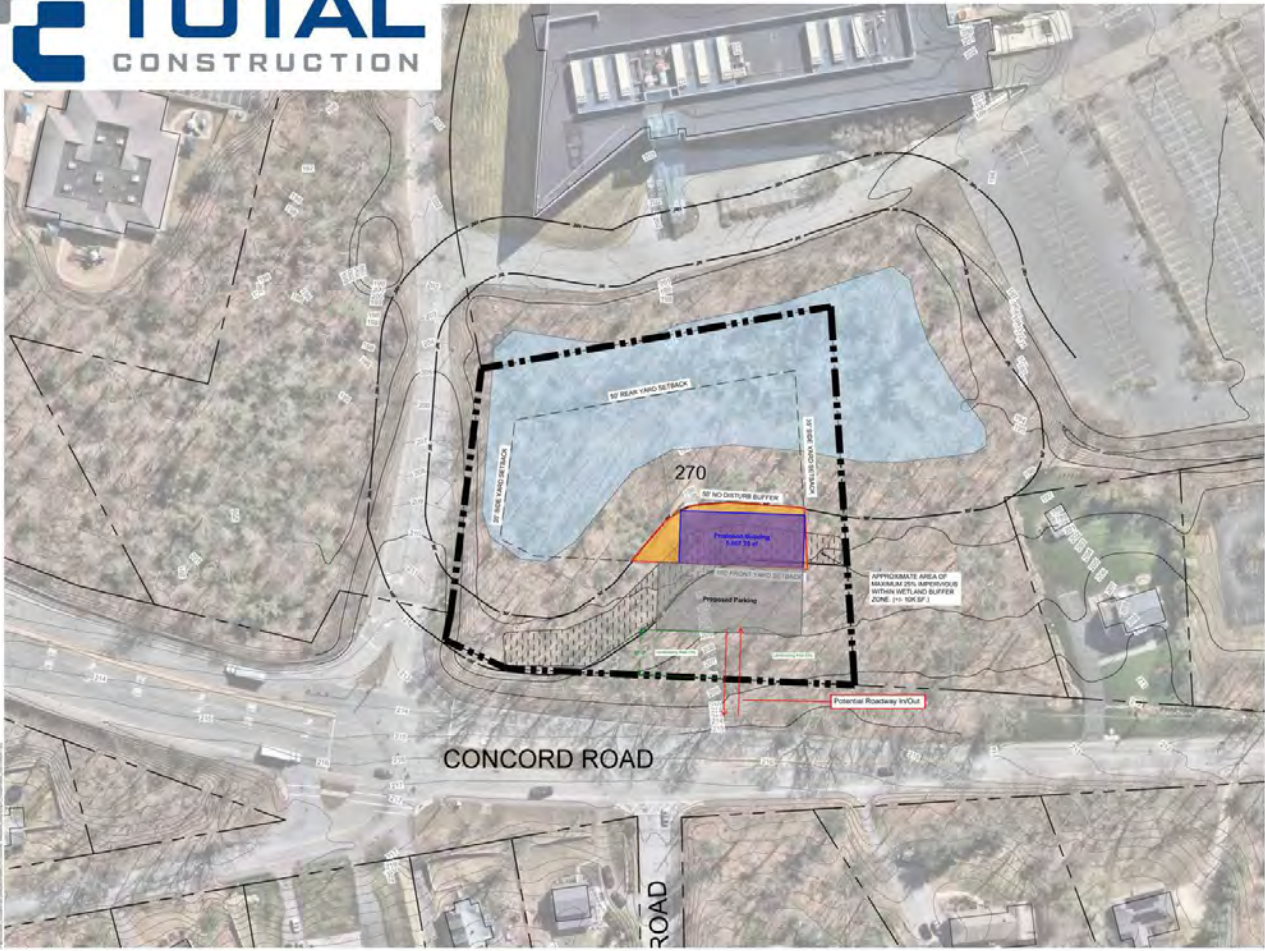
Lot Size:	2.12 +/- AC
Sale Price:	\$950,000
Zoning:	Industrial (I)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,872	34,373	217,231
Total Population	35,715	95,843	591,464
Average HH Income	\$173,998	\$187,073	\$179,858

## SITE PLANS





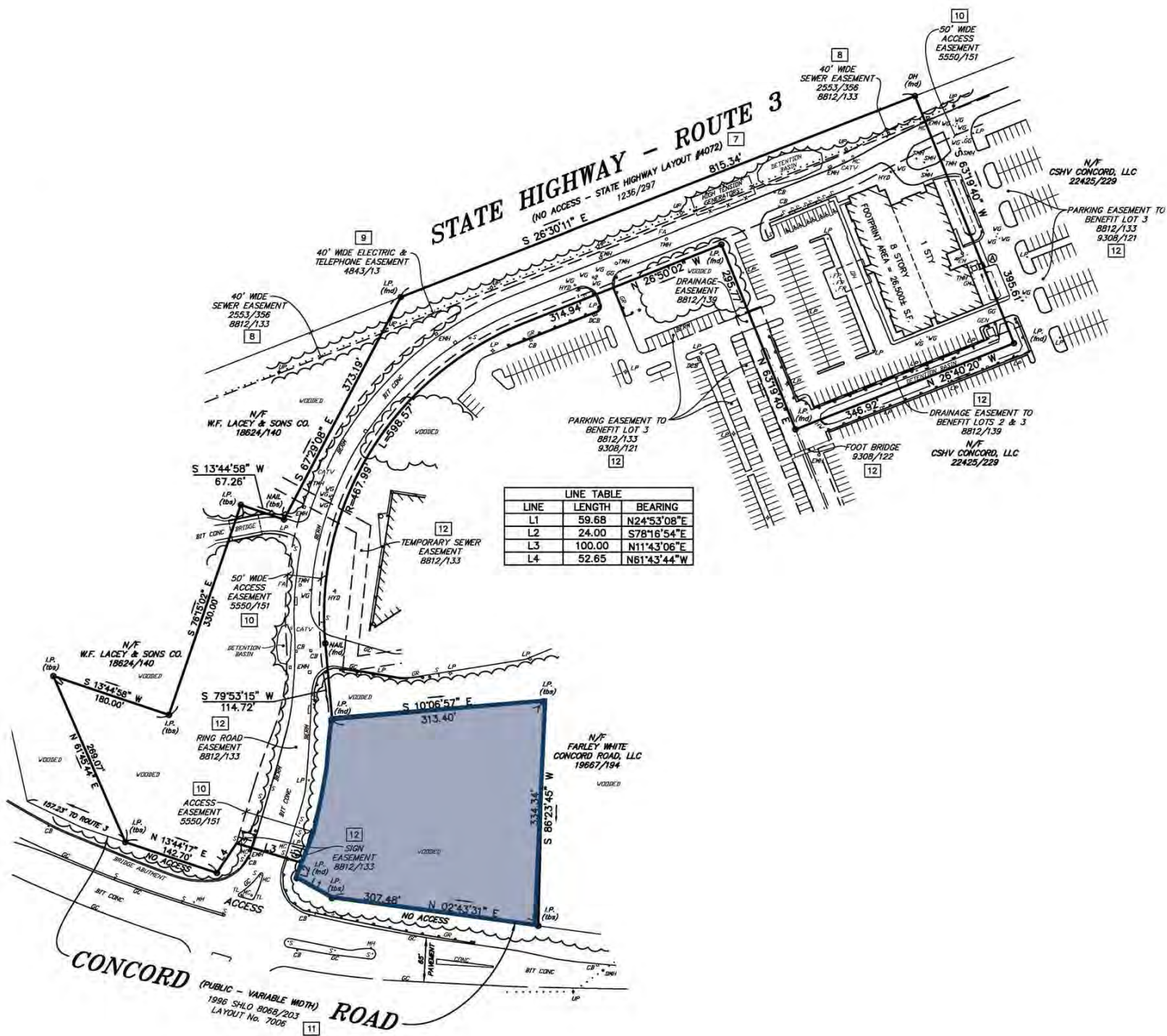


ZONING SUMMARY CHART				
ZONING DISTRICT INDUSTRIAL				
OVERLAY DISTRICT N/A				
CRITERIA	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA (SQ. FT.)	40,000 SQ. FT.	18,712 SQ. FT.	18,712 SQ. FT.	100%
FRONTAGE (FEET)	150 FT.	150 FT.	150 FT.	100%
FRONT YARD (FEET)	25 FT.	N/A	25 FT.	100%
SIDE YARD (FEET)	25 FT.	N/A	25 FT.	100%
REAR YARD (FEET)	25 FT.	N/A	25 FT.	100%
BUILDING HEIGHT (FEET)	40 FT. FLOOR DRIVE PAVES	N/A	25 FT.	100%
LOT COVERAGE	50%	25%	25%	100%
PERMEABILITY (PERCENT)	50%	25%	25%	100%

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**CONCEPT - 01**  
270 CONCORD ROAD, BILLERICA, MA  
5-15-2025









4

ThermoFisher  
SCIENTIFIC

ExtraSpace  
Storage

GRANITE  
DESIGNS

Independent  
ELECTRIC SUPPLY

129

BILLERICA

TELEDYNE  
TECHNOLOGIES  
INCORPORATED

Anokiwave  
mmW Solutions. Enabling a new world

BOSTON  
MATERIALS

Entegris

270 Concord Rd, Billerica, MA

3

SPRYTE  
MEDICAL

infraredx  
A NIPRO COMPANY

aspentech

225

BEDFORD

Blue Sky  
CENTER

ORACLE

VulcanForms  
Accelerating Innovation

Keurig  
DrPepper

95

DISTANCE TO

INTERSTATE  
95  
6.2 MILES  
7 MIN

ROUTE  
3  
0.7 MILES  
3 MIN

Laurence G.  
Hanscom Field

HANSCOM AFB



# 270 CONCORD RD

BILLERICA, MA

FOR SALE | 2.12 AC LAND SITE

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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