



2 EXECUTIVE PARK DR.

NORTH BILLERICA, MA

FOR SALE | 6,640 SF FLEX/INDUSTRIAL PROPERTY ON 1.06 AC

- 10'6" Clear Height
- 0.7 Miles to Route 3
- Enscnced in an established industrial park

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Free Standing 6,640 SF Flex/Industrial Property for Sale on 1.06 AC

PROPERTY HIGHLIGHTS

- 10'6" Clear Height
- Located directly off of Route 129
- 0.7 Miles to Route 3

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,751	70,600	175,525
Total Population	48,855	190,807	475,840
Average HH Income	\$141,058	\$127,284	\$157,791

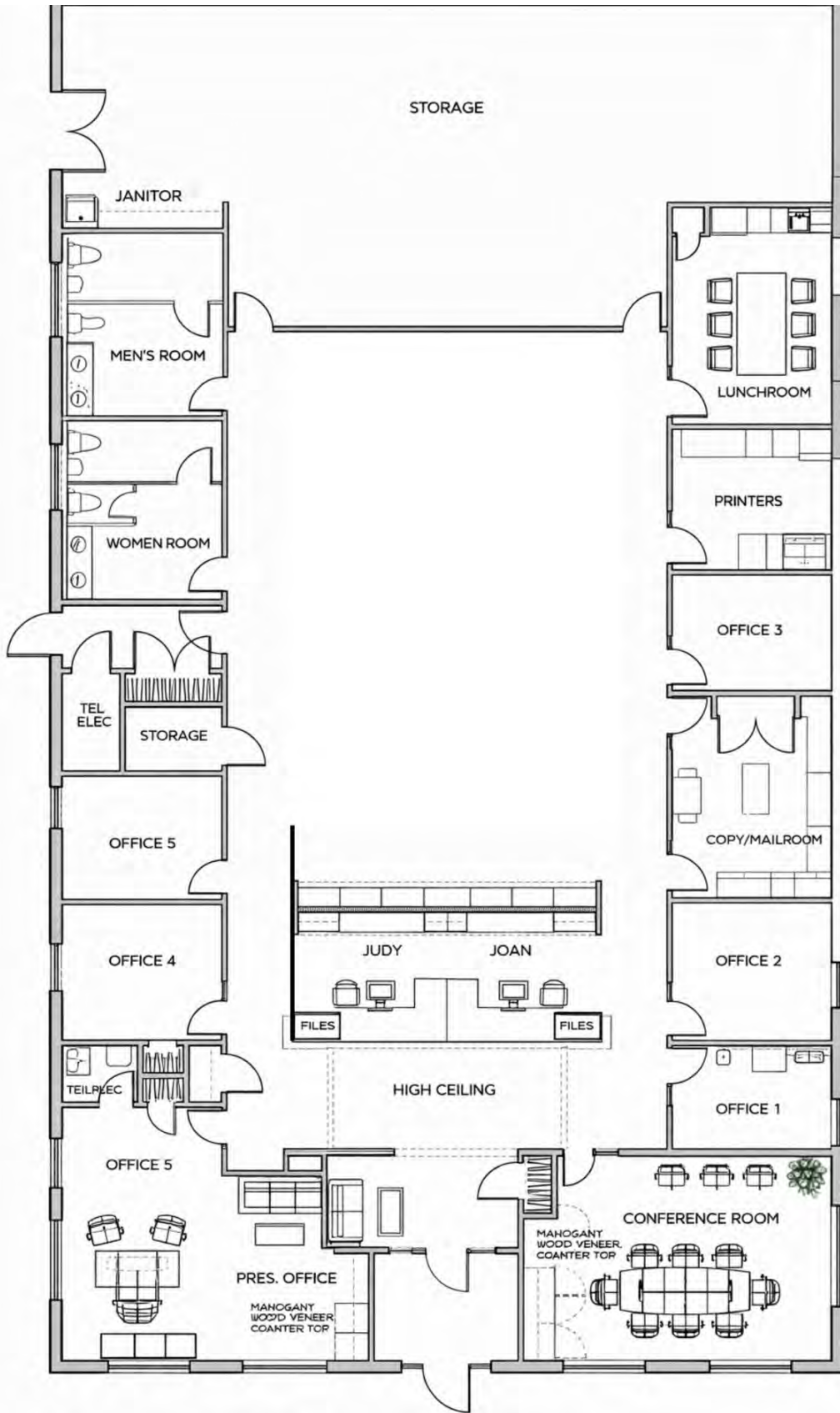
PROPERTY SPECIFICATIONS

Total Size:	6,640 SF
Available Space:	6,640 SF
Lot Size:	1.06 AC
Construction:	Masonry with steel frame
Ceiling Height:	Office: 9' 6" Warehouse: 10' 6"
HVAC:	100% Air Conditioned
Heat:	Gas
Restrooms:	Three (3)
Septic:	Private (City water)
Roof:	Rubber membrane (2019)
Age:	1973 (renovated in 1995)
Sale Price:	\$1,975,000





FLOOR PLAN



2

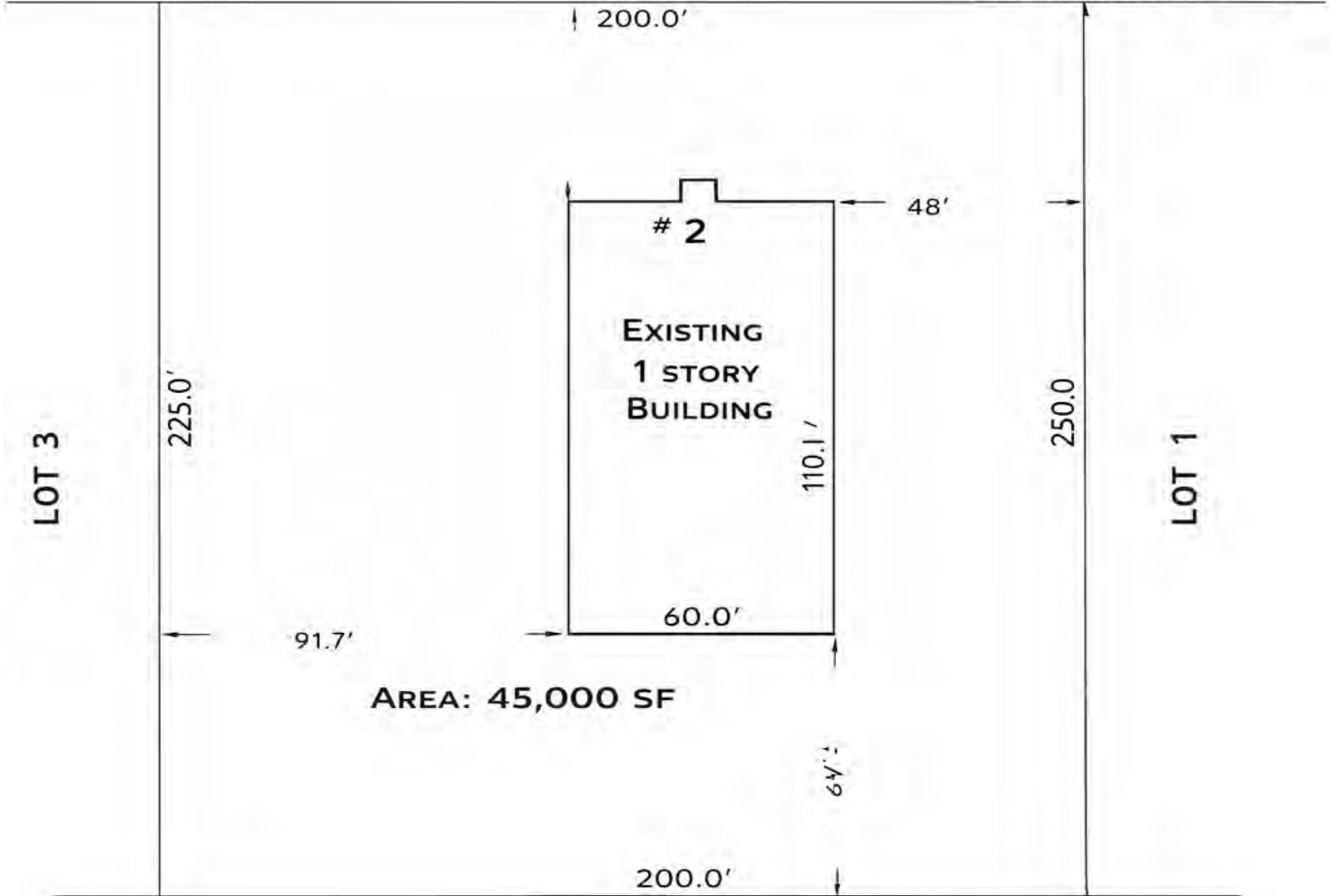
FURNITURE AND EQUIPMENT PLAN

SCALE: 1/8" = 1'-0"

SITE PLAN

EXECUTIVE PARK DRIVE

To Chelmsford Rd. →





113

113

CENTRALVILLE

THE AC

LOWELL

NORTH CHELMSFORD

BACK CENTRAL

HIGHLANDS

INTERSTATE 495

NORTH TEWKSBURY

SOUTH LOWELL

WAMESIT

TEWKSBURY

HIGHWAY PROXIMTY

24

1 MILE
3 MINUTES

INTERSTATE 93

11 MILES
16 MINUTES

INTERSTATE 495

9 MILES
10 MINUTES

3



2 EXECUTIVE PARK DR
BILLERICA, MA

BOSTON
25 MILES | 40 MINS

PROVIDENCE, RI
35 MILES | 50 MINS

CARLISLE



SEMTECH Solutions



CDM Smith

Accutronics



Keeping Industry Productive



Thermo Fisher SCIENTIFIC

ABC Supply Co. inc.



FMC Technologies, Inc.

PINEHURST

2 EXECUTIVE PARK DR.

NORTH BILLERICA, MA

FOR SALE | 6,640 SF INDUSTRIAL PROPERTY ON 1.06 AC

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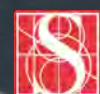
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