



# 6 EXECUTIVE PARK DR

**NORTH BILLERICA, MA**

**FOR LEASE | 1,996 SF FLEX/OFFICE SPACE AVAILABLE**

- 0.5 Miles to Route 3
- 2.6 Miles to Route 495

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing 1,996 SF flex/office suite available at 6 Executive Drive in Billerica, Massachusetts. The space offers a versatile layout suitable for a variety of office and commercial users. Ideally located just minutes from Route 3, Interstate 495, and Interstate 95/Route 128, the property provides excellent connectivity throughout Greater Boston, the Merrimack Valley, and Southern New Hampshire.

## PROPERTY HIGHLIGHTS

- 0.5 Miles to Route 3
- 2.6 Miles to Route 495

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,321	69,815	174,592
Total Population	47,613	188,760	473,208
Average HH Income	\$142,549	\$127,894	\$158,128

## PROPERTY SPECIFICATIONS

Available Space:	1,996 SF
Total Lot Size:	1.03 AC
Utilities:	Sewer - City, Water - City
Power:	600a/120 - 208v 3p
Clear Height:	12 FT
Roof:	Flat
Lighting:	LED
Parking:	20 Spaces
Lease Rate:	Market









**HIGHWAY PROXIMITY**

**129** 0.2 MILES

**3** 0.5 MILES

**495** 2.6 MILES

**6 EXECUTIVE PARK  
DR BILLERICA, MA**

**BOSTON, MA**

**27 MILES | 33 MINS**

**NASHUA, NH**

**18 MILES | 21 MINS**

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