

FOR SALE

18 REPUBLIC RD

NORTH BILLERICA, MA

FOR SALE | TWO INDUSTRIAL BUILDINGS TOTALING 10,608 SF

- 0.4 Miles to Route 3
- 4.3 Miles to Route 495
- 8.4 Miles to Route 95

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



Front Building

FRONT BUILDING:

- 6,630 SF
- 50% occupied (TAW), 50% vacant
- Two (2) loading docks
- 12' Clear Height
- 600 Amps, 208 Volts, 3 Phase
- Rubber membrane roof
- Gas heat, AC in office (Split system)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,349	40,816	182,857
Total Population	35,372	109,919	492,806
Average HH Income	\$161,448	\$161,792	\$164,663



Rear Building

REAR BUILDING

- 3,978 SF
- 50% occupied (TAW), 50% vacant
- Three (3) overhead grade level doors
- 14' Clear Height
- 200 amps, 208 volts, 3 phase
- Rubber membrane roof (6 years old)
- Gas heat

PROPERTY SPECIFICATIONS

- Total Building Size: 10,608 SF
- Lot Size: 1.04 AC
- Age: 1971
- Building Construction: Steel frame w/ block walls
- Zoning: Industrial
- Sale Price: \$1,600,000





Floor plan of a building with two loading docks. The plan includes an office, break room, and bath. Dimensions are provided for various sections and the overall footprint.

Overall dimensions: 77'-1.5" (width) x 40'-11.5" (depth).

Room labels: OFFICE, BREAK ROOM, BATH.

Dimensions:

- Top section: 37'-8" (width), 18'-2" (depth), 3'-1" (depth), 3'-4" (depth).
- Left side: 3'-9" (depth), 37'-1.5" (width).
- Right side: 18'-0" (depth), 18'-0" (depth), 40'-11.5" (depth).
- Bottom section: 37'-4.5" (width), 37'-4.14" (width).
- Internal dimensions: 12'-2" (width), 12'-2" (width).

78'-0"

35'-7"

39'-11"

BATH

10'-6"

14'-0"

14'-0"

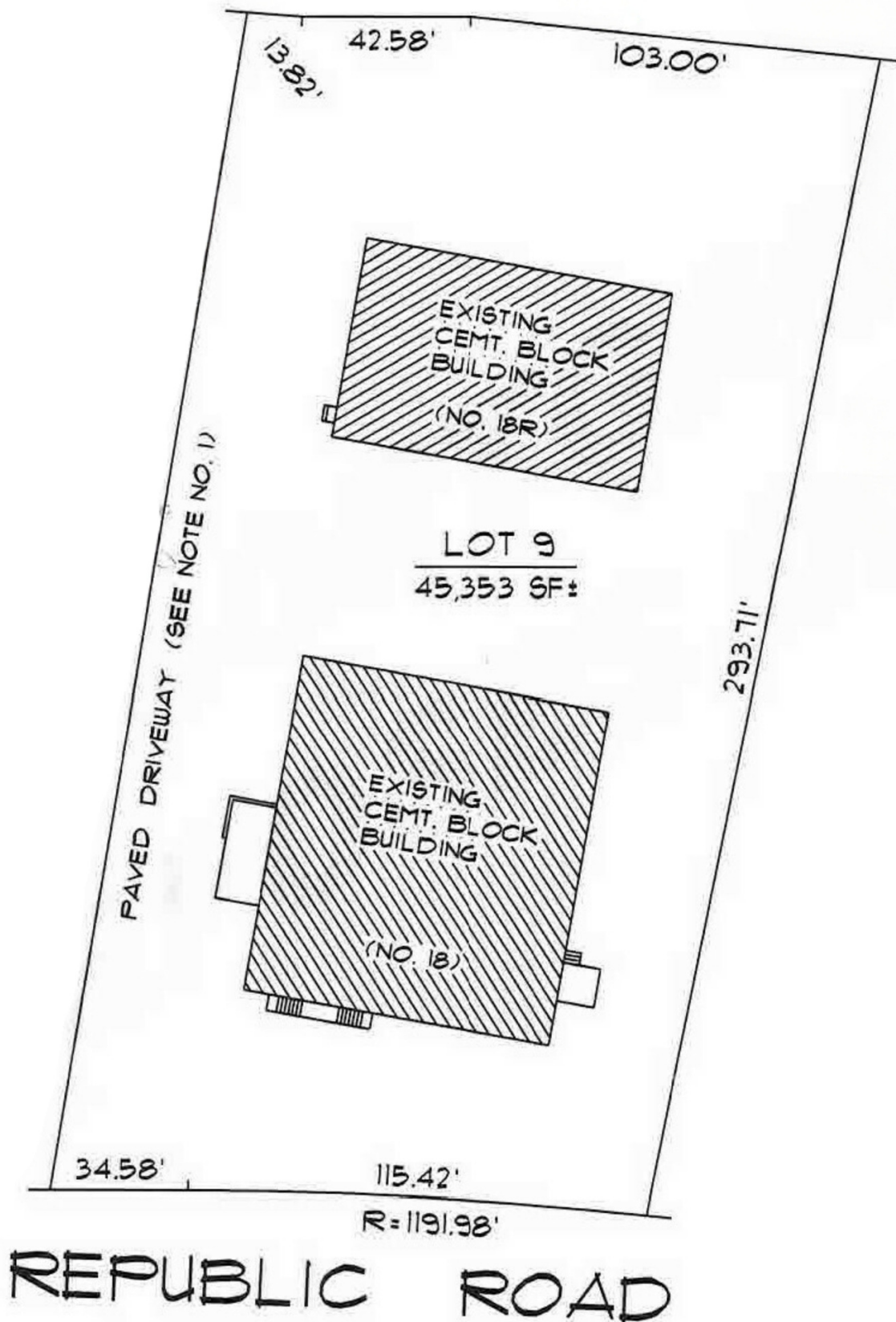
51'-0"

Grade Level Roll Up Door

Grade Level Roll Up Door

Grade Level Roll Up Door

Rear Building



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Manufacturing, Inc.
Where the difficult and impossible are all in a day's work

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ULTRA SERVICES, INC.

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electrical contractors

Tyngsborough

3

113

NORTH
CHELMSFORD

NABNASSET

HIGHWAY
PROXIMTY

3 0.4 MILES

495 4.3 MILES

95 8 MILES

SOUTH LOWELL

495

NORTH
TEWKSBURY

Tewksbury

BALLARDVALE

93

Chelmsford

3

NORTH BILLERICA



Billerica

18 REPUBLIC RD
BILLERICA, MA

Wilmington

Carlisle

3

PINEHURST

Burlington

Bedford

95

Woburn

Acton

111

WEST CONCORD Concord

2

Maynard

2

Lincoln

Lexington

2

3

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