

267 BOSTON ROAD

BILLERICA, MA



OFFICE/R&D

7,700 SF FLEX SPACE WITH
TAILBOARD FOR LEASE

CONTACT:

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

BUILDING A: 7,700 SF OFFICE/FLEX/LAB SPACE WITH TAILBOARD

PROPERTY HIGHLIGHTS

- LOCATED DIRECTLY ON ROUTE 3A WITH EXCELLENT ACCESS TO ROUTE 3, ROUTE 128 AND THE MIDDLESEX TURNPIKE
- HEAVY ELECTRICAL POWER
- NUMEROUS RECENT UPGRADES INCLUDING NEW PARKING LOT, NEW EXTERIOR PAINT AND LIGHTING, SIGNAGE AND LANDSCAPING
- FIRST CLASS PARK SETTING

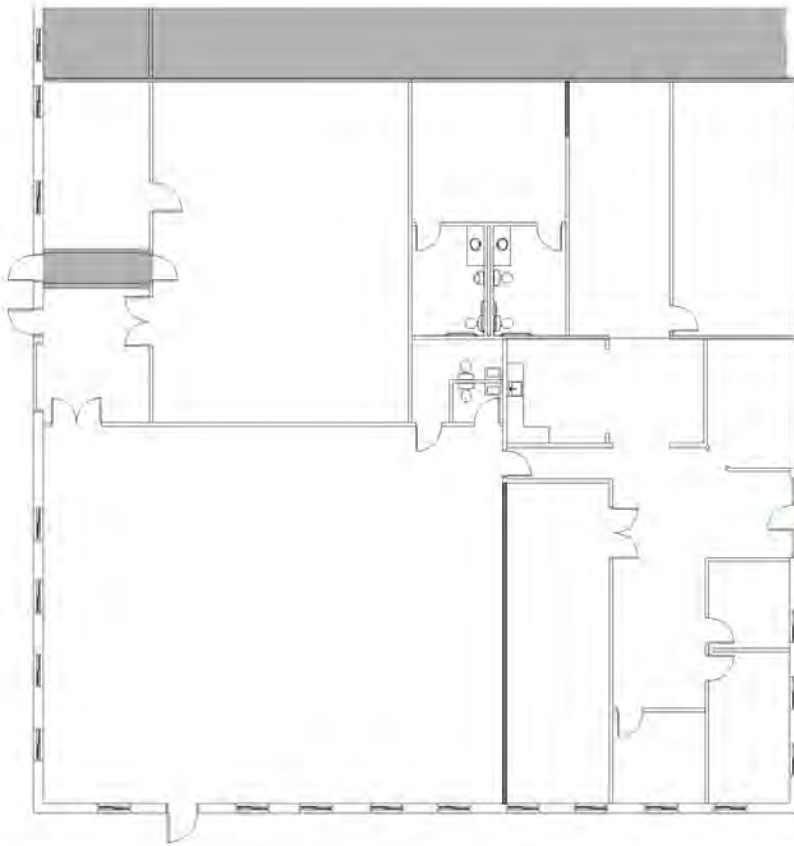
PROPERTY SPECIFICATIONS

BUILDING SIZE	61,795 SF
AVAILABLE	7,700 SF
CONSTRUCTION	STEEL FRAME WITH CONCRETE MASONRY
WATER/SEWER	TOWN
ZONING	INDUSTRIAL
POWER	2,000 AMPS, 208/120V, 3 PHASE 4 WIRE
SPRINKLER	100% WET SYSTEM
LOADING	ONE (1) ON-GRADE DOUBLE DOOR; TAILBOARD LOADING CAN BE ADDED
CEILING	12'10" CLEAR
PARKING	2.4 CARS/1,000 SF
ROOF	BALLASTED EPDM ROOF (2009)

DEMOGRAPHICS

	3 MILES	5 MILES
TOTAL HOUSEHOLDS	13,439	51,351
TOTAL POPULATION	38,499	142,076
AVERAGE HH INCOME	\$92,115	\$85,645

FLOOR PLAN



Front Entrance

KEY	
[White Box]	PROPOSED TENANT
[Grey Box]	ADJACENT TENANT
[Dashed Line]	EXISTING PARTITION
[Solid Line]	NEW PARTITION
[Thick Dashed Line]	DEMOLITION WALL/FLOOR
[Thin Dashed Line]	EXISTING DOOR
[Thick Solid Line]	NEW DOOR
[Dotted Line]	EXISTING WINDOW
[Thick Dotted Line]	NEW WINDOW
[Green Line]	NEW GLASS



LEASE PLAN
267 BOSTON ROAD BILLERICA, MA 01862



FIRST FLOOR PLAN - 7,700 RSF±
Drawn by: TAP BKA # 220071

Scale: 3/32" = 1'-0"
Date: 5.13.22

A1



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RETAILER MAP

