

# 267 BOSTON ROAD

BILLERICA, MA



## OFFICE/R&D

7,700 SF FLEX SPACE WITH  
TAILBOARD FOR LEASE

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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

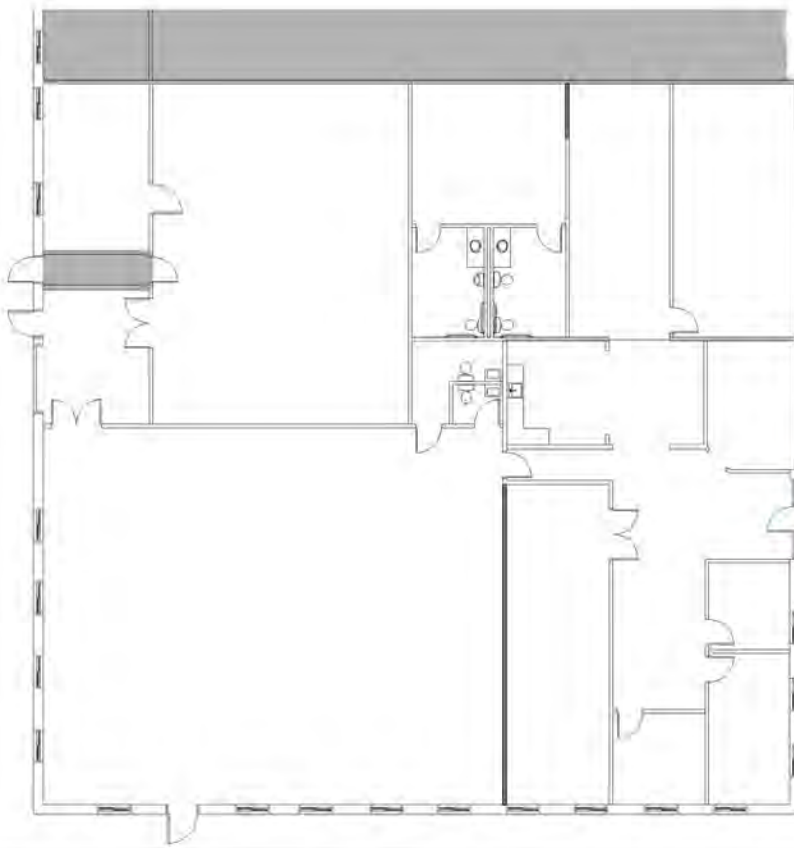
| DEMOGRAPHICS      | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|
| TOTAL HOUSEHOLDS  | 13,439   | 51,351   |
| TOTAL POPULATION  | 38,499   | 142,076  |
| AVERAGE HH INCOME | \$92,115 | \$85,645 |

### 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)                                   |

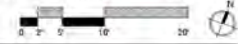


# FLOOR PLAN



Front Entrance

| KEY      |                      |
|----------|----------------------|
| [Symbol] | PROPOSED FINISH      |
| [Symbol] | EXISTING FINISH      |
| [Symbol] | EXISTING PARTITION   |
| [Symbol] | NEW PARTITION        |
| [Symbol] | DEMOLITION PARTITION |
| [Symbol] | EXISTING DOOR        |
| [Symbol] | NEW DOOR             |
| [Symbol] | DEMOLITION DOOR      |
| [Symbol] | 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

