



43 MANNING ROAD

BILLERICA, MA

FOR LEASE | 5,000 SF - 7,500 SF OFFICE SPACE

NICHOLAS STUBBLEBINE 978.202.0167 nick@stubblebinecompany.com



**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,000 SF - 7,500 SF OFFICE SPACE FOR LEASE

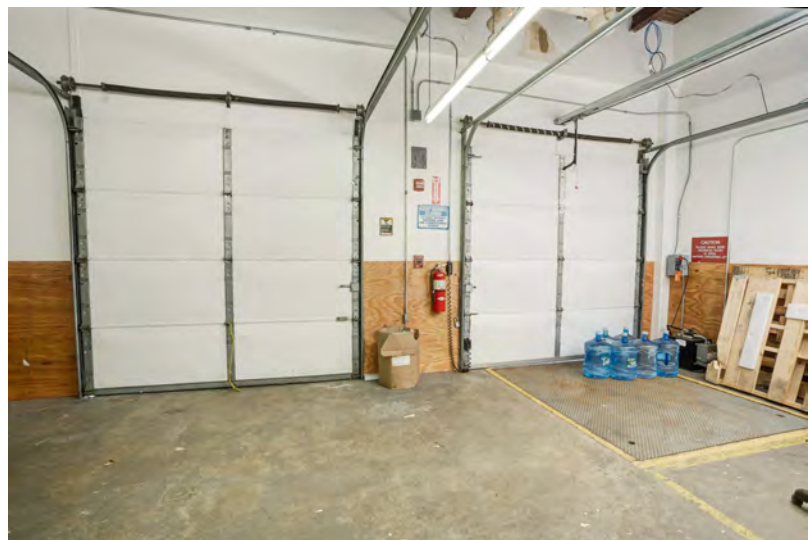
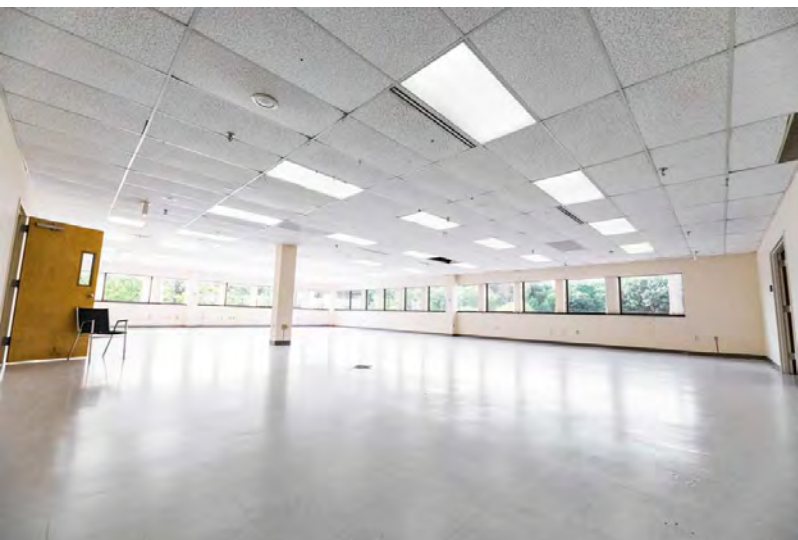
PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED NEAR THE INTERSECTION OF ROUTE 3 AND ROUTE 62
- DIRECT ACCESS TO BUILDING
- SPACE AVAILABLE ON 2ND FLOOR W/ ACCESS TO CARGO LIFT & COMMON TAILBOARD LOADING
- AMPLE PARKING

OFFERING SUMMARY

Lease Rate:	\$11.95/SF
Available SF:	5,000 - 7,500 SF
Lot Size:	6.2 Acres
Building Size:	43,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,848	13,902	37,298
Total Population	4,799	38,665	105,537
Average HH Income	\$99,404	\$103,315	\$110,980



SECOND FLOOR

Option 1
5,000 SF

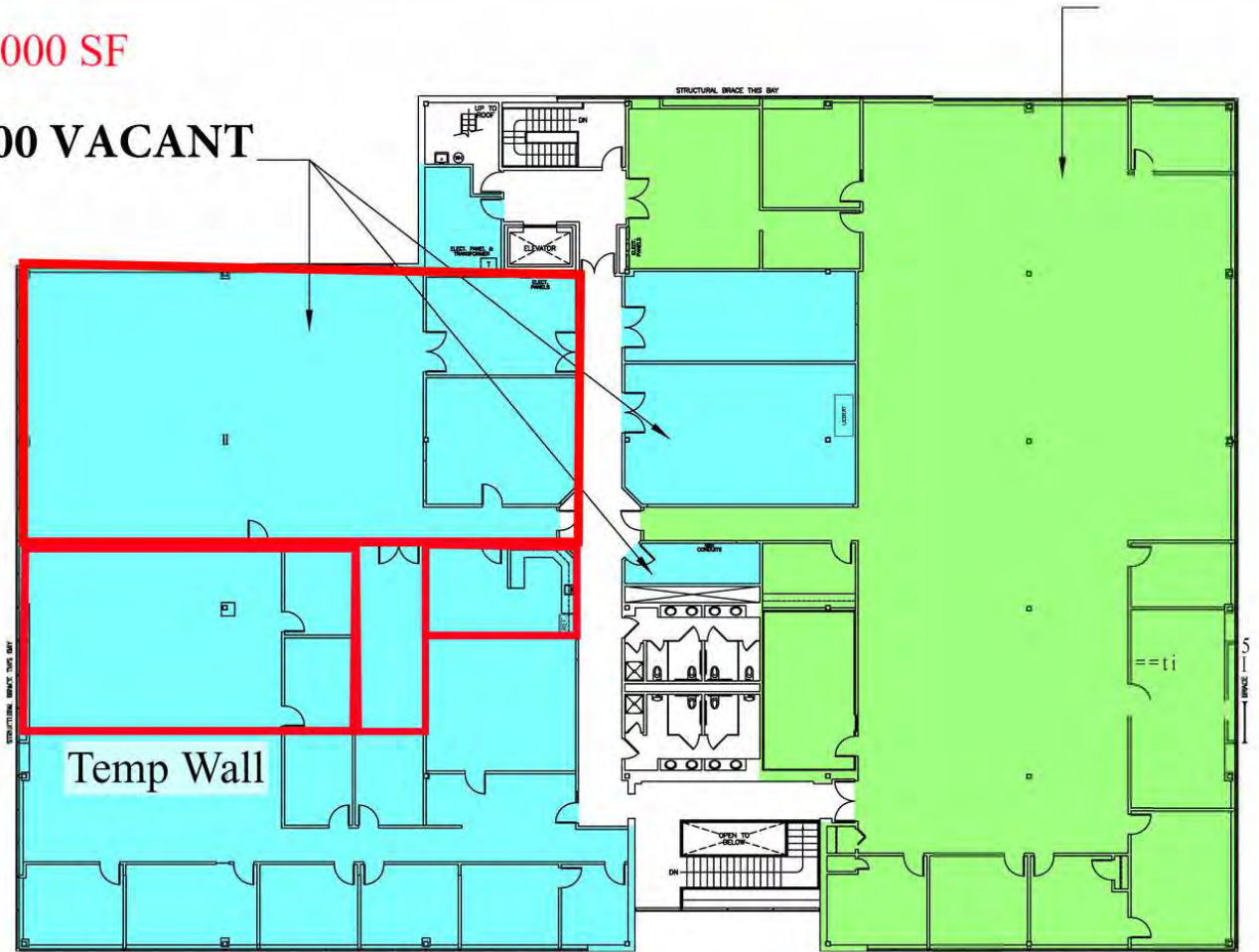
SUITE 100
VACANT



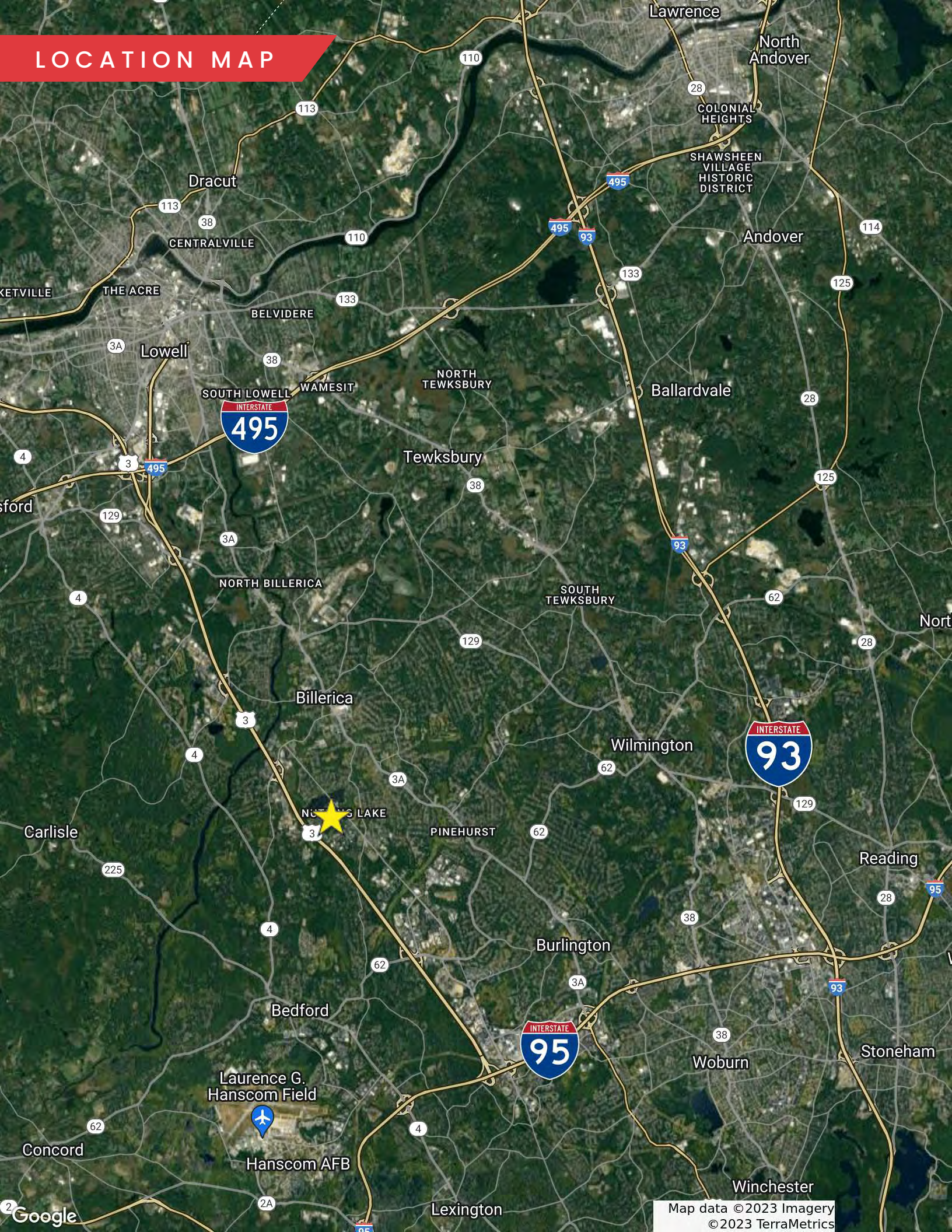
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Option 2 7,000 SF

SUITE 100 VACANT



LOCATION MAP



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