



# 13 STERLING ROAD

**BILLERICA, MA**

38,900 SF | FREE-STANDING INDUSTRIAL BUILDING FOR SALE OR LEASE

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 THE  
STUBBLEBINE  
COMPANY  
CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

38,900 SF Free-Standing Industrial Building For Sale or Lease

## PROPERTY SPECIFICATIONS

ZONING	Industrial - 5
CLEAR HEIGHT	12'-16'
LOADING	2 Drive-Ins (10'x12')
	2 Tailboard (in door loading platform leveler)
POWER	400 amps; 240 volt 3 phase Upgraded Energy
SPRINKLER	Full wet system
SEWER	Septic
WATER	Town
BATHROOMS	5
PARKING	24
HEAT	Gas fired heaters
FIBEROPTICS	Comcast high speed
MEZZANINE	54,000 lb capacity
ENIRONMENTAL	Phase 1

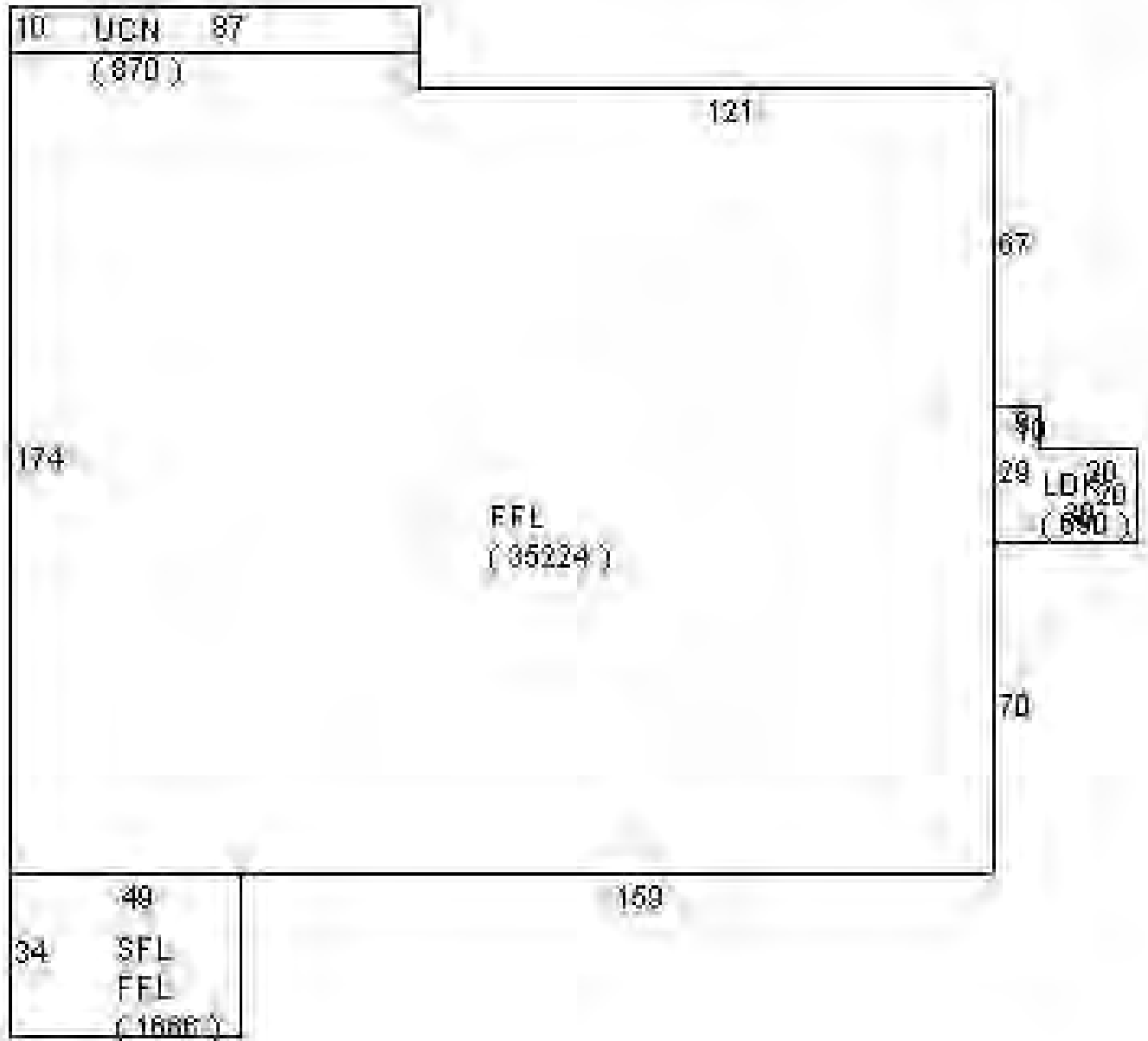
## PROPERTY HIGHLIGHTS

- Strategically located just off Rt. 3 via the Treble Cove Road exit

## OFFERING SUMMARY

Sale Price:	MARKET
Lease Rate:	
Lot Size:	2.06 Acres
Building Size:	38,900 SF

# FLOOR PLAN



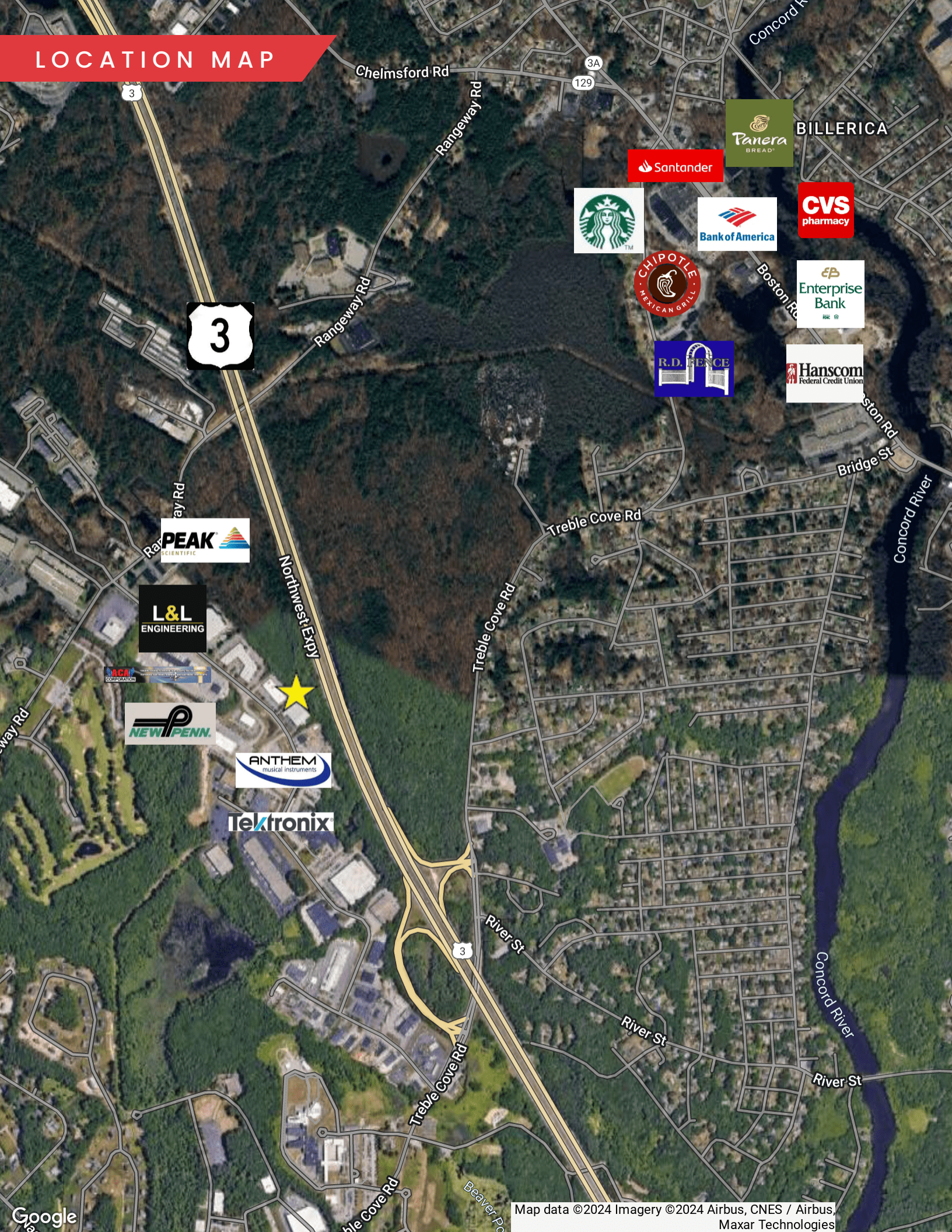


ADDITIONAL PHOTOS





# LOCATION MAP





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