



1400 IRON HORSE PARK

BILLERICA, MA

FOR LEASE | 40,345 SF INDUSTRIAL BUILDING

CHLOE STUBBLEBINE
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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY SPECIFICATIONS

Total Building Size	40,345 SF
Office Space:	6,043 SF
Lot Size:	1.91 Acres
Clear Height:	14' - (19'6" in main warehouse)
Grade-Level Doors:	Five (5)
Cranes:	Two (2) 5-ton
Roof:	Rubber membrane (5~ years old)
Construction:	1910
Power:	1500 amp service
Heat:	Gas
Sewer/Water:	City
Columns:	Free-span
Availability:	9/1/2024
Lease Rate:	Market

ADDITIONAL PHOTOS



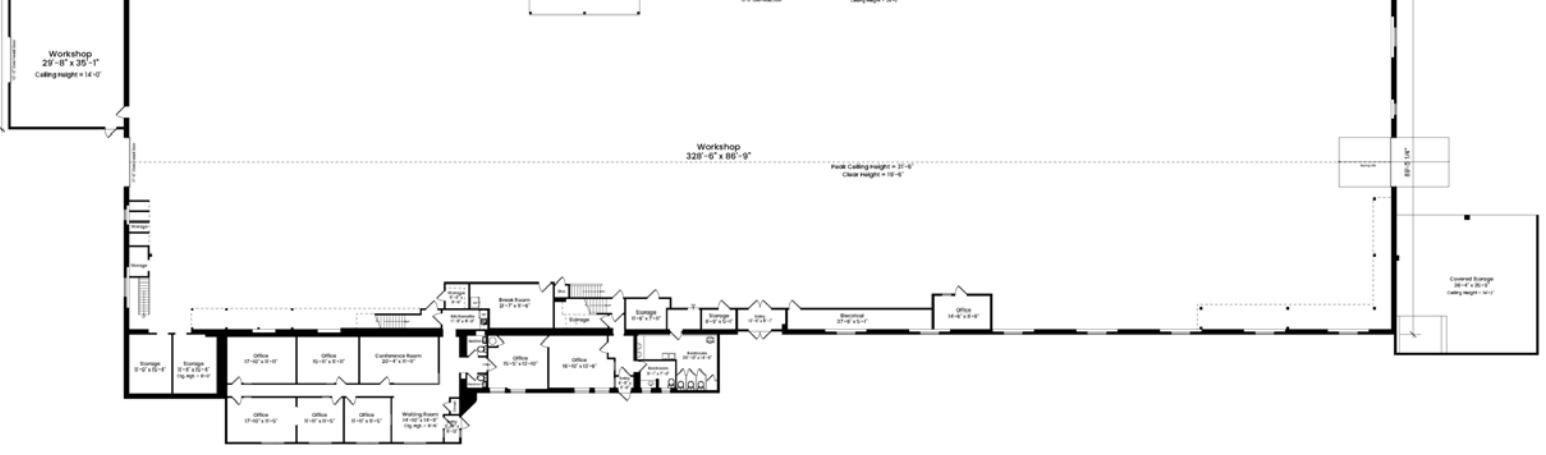
ADDITIONAL PHOTOS



FLOOR PLANS

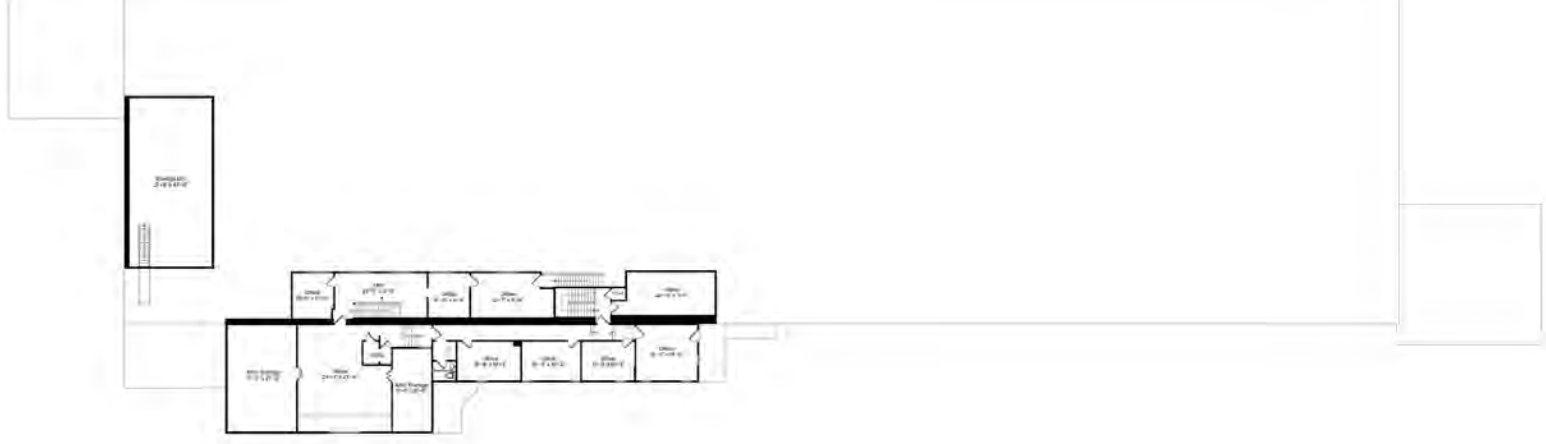
FIRST FLOOR

CEILING HEIGHT AS NOTED

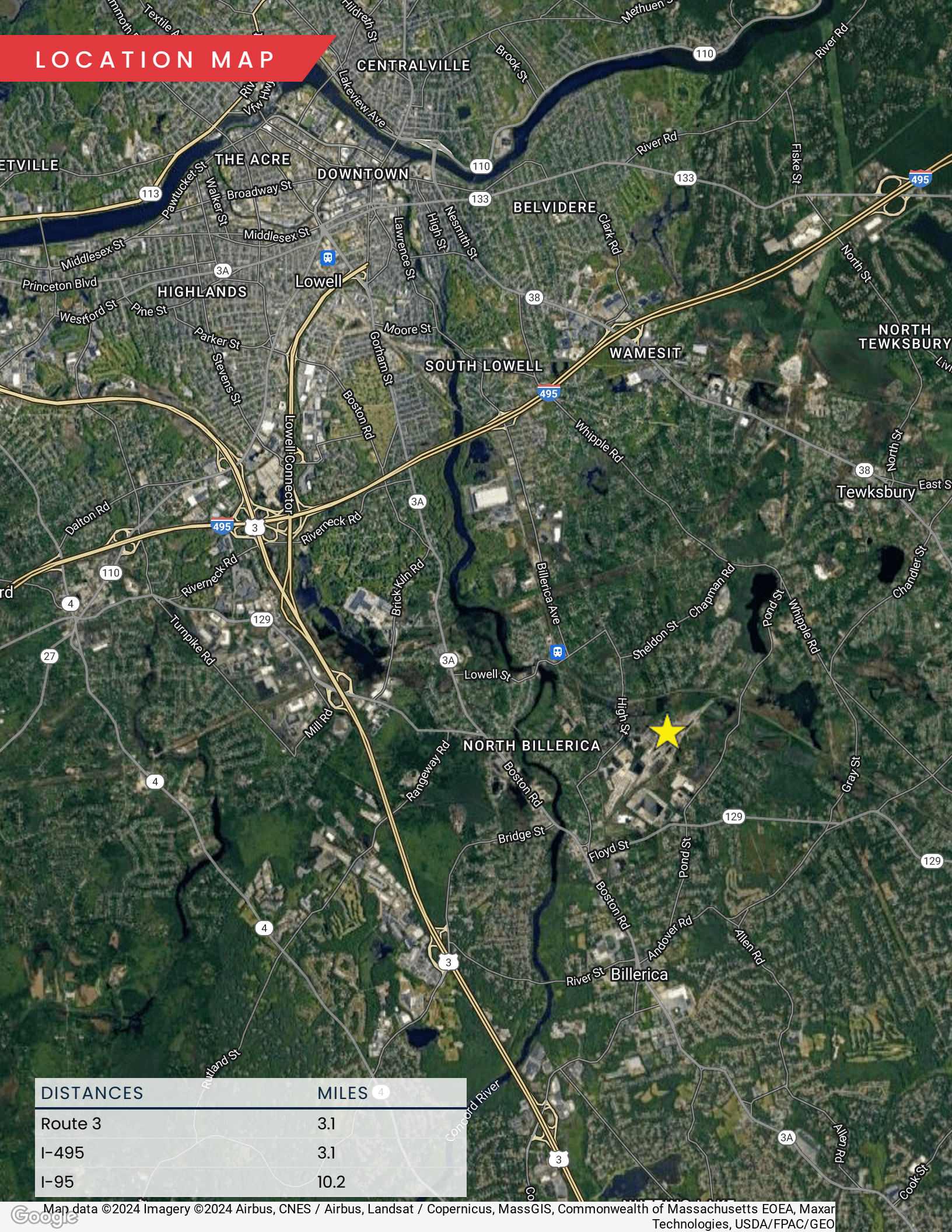


SECOND FLOOR

CEILING HEIGHT 7'-6"



LOCATION MAP



DISTANCES	MILES ⁴
Route 3	3.1
I-495	3.1
I-95	10.2

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