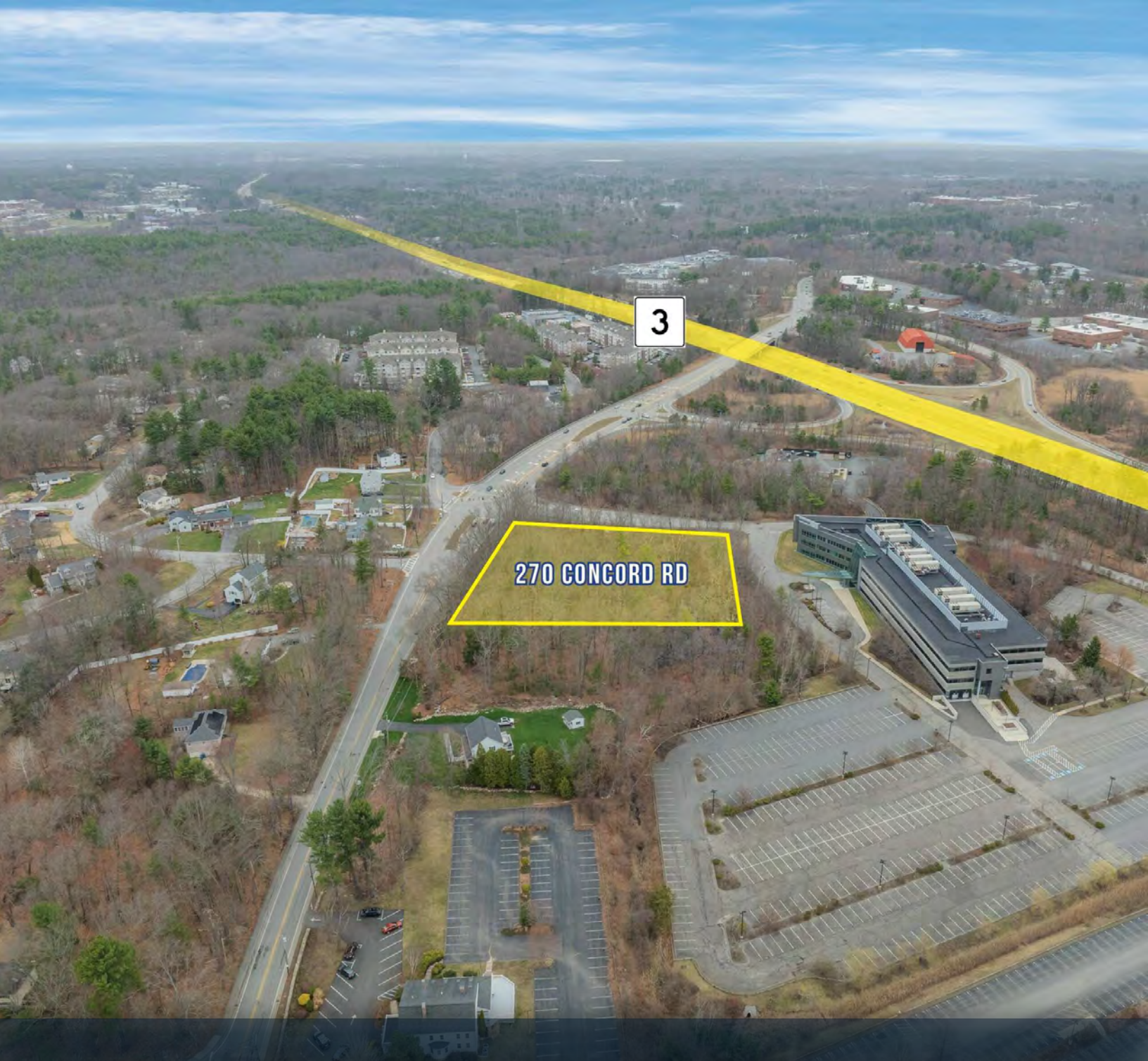




270 CONCORD RD

BILLERICA, MA

FOR SALE | 2.12 AC LAND SITE

- 0.3 Miles to Route 3
- 1.2 Miles to Route 4
- 3.7 Miles to Route 225



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2.12 AC Land Site for Sale

LOCATION DESCRIPTION

0.3 Miles to Route 3

1.2 Miles to Route 4

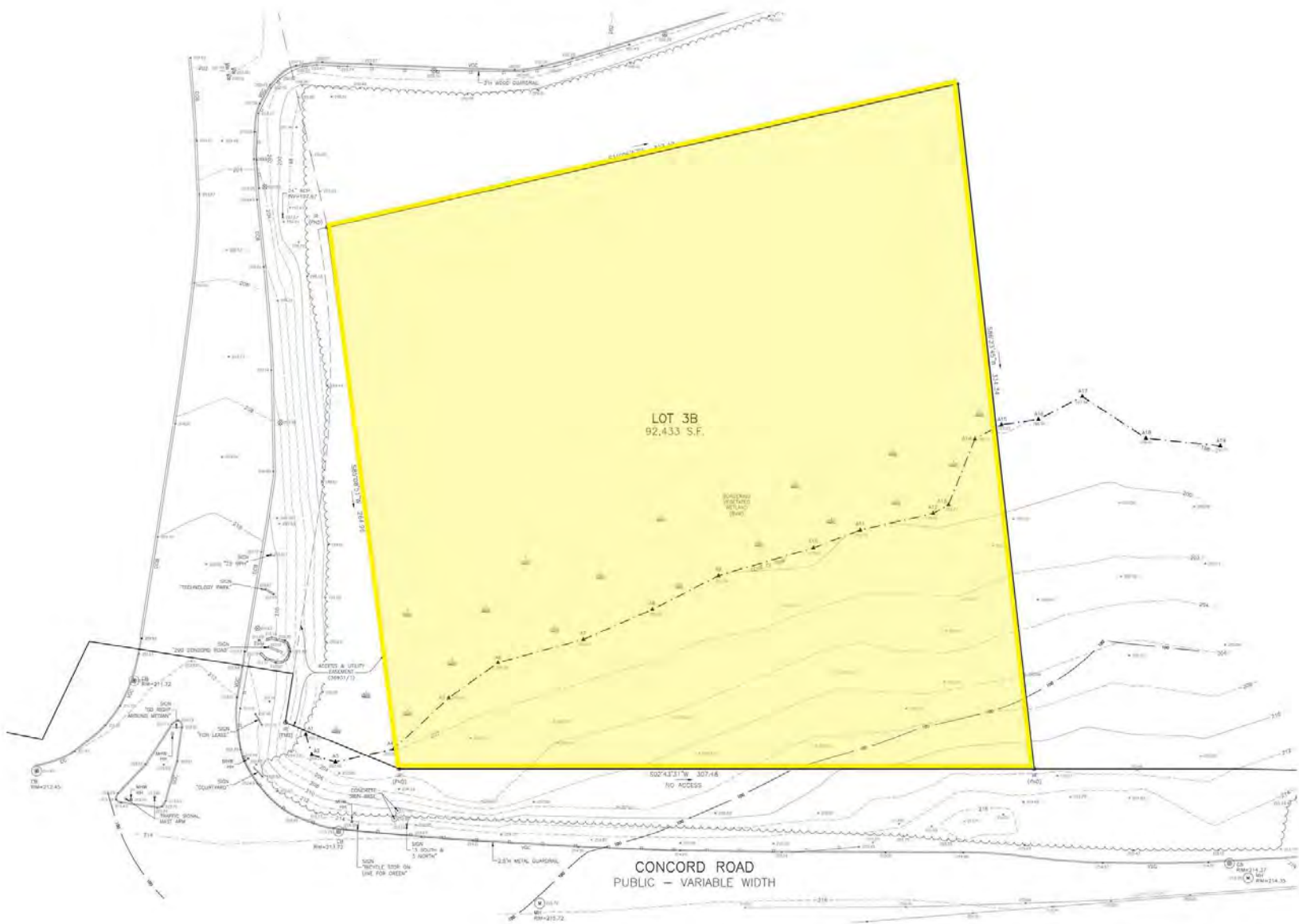
3.7 Miles to Route 225

PROPERTY SPECIFICATIONS

Lot Size:	2.12 +/- AC
Sale Price:	\$950,000
Zoning:	Industrial (I)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,872	34,373	217,231
Total Population	35,715	95,843	591,464
Average HH Income	\$173,998	\$187,073	\$179,858

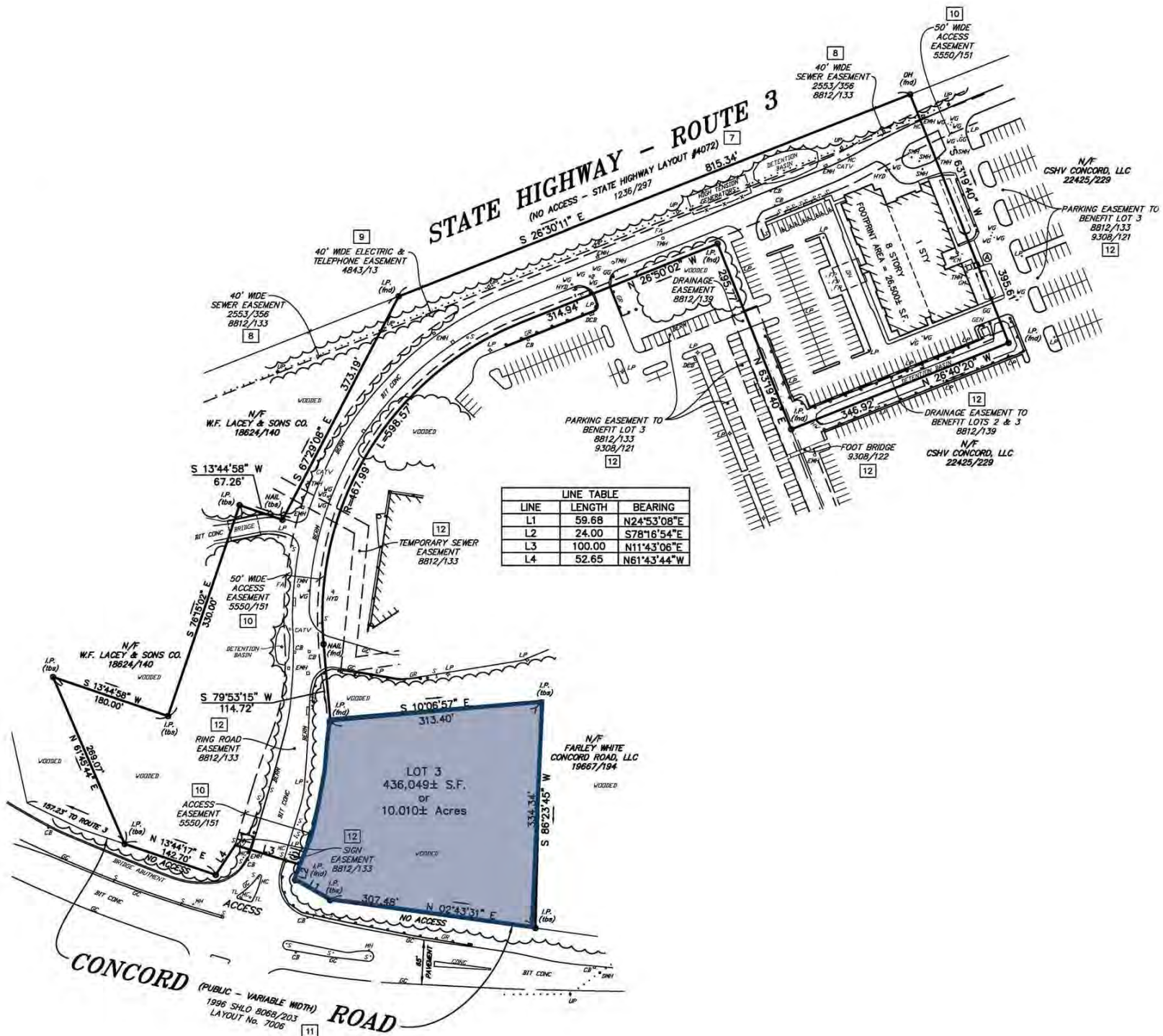
SITE PLANS



STATE HIGHWAY - ROUTE 3

(NO ACCESS - STATE HIGHWAY LAYOUT #4072)
1236/297

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.68	N24°53'08"E
L2	24.00	S78°16'54"E
L3	100.00	N11°43'06"E
L4	52.65	N61°43'44"W



4

ThermoFisher
SCIENTIFIC

ExtraSpace
Storage



GRANITE
DESIGNS



Independent
ELECTRIC SUPPLY

129

BILLERICA



TELEDYNE
TECHNOLOGIES
INCORPORATED

Anokiwave

mmW Solutions. Enabling a new world

BOSTON
MATERIALS

Entegris

270 Concord Rd, Billerica, MA

3

SPRYTE
MEDICAL

infraredx™
A NIPRO COMPANY

aspentech

225

BEDFORD

Blue Sky
CENTER

ORACLE

VulcanForms™
Accelerating Innovation

Keurig
DrPepper

DISTANCE TO

INTERSTATE
95

6.2 MILES
7 MIN

ROUTE
3

0.7 MILES
3 MIN

Laurence G.
Hanscom Field



HANSCOM AFB

INTERSTATE
95

270 CONCORD RD

BILLERICA, MA

FOR SALE | 2.12 AC LAND SITE

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chloe@stubblebinecompany.com

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