



6-10 COOK STREET

BILLERICA, MA

5,000-10,422 SF | FLEX SPACE AVAILABLE FOR LEASE

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6-10 Cook Street offers 5,000-10,442 SF of versatile flex space available for lease within the highly desirable Pinehurst Business Park in Billerica, MA. The property features two non-contiguous suites: Suite A (5,000 SF) and Suite B (5,442 SF), providing flexibility for a variety of office, light industrial, or assembly users. Each suite offers the option for an exclusive loading dock, accommodating efficient shipping and receiving operations. The property is strategically located directly off Boston Road, with convenient access to major highways, just 3 miles to Route 3, 5 miles to I-95, and approximately 18 miles to downtown Boston.

PROPERTY HIGHLIGHTS

- Located in Pinehurst Business Park
- 3 Miles to Route 3
- 5 Miles to I-95
- 6 Miles to I-93
- 9 Miles to I-495
- 18 Miles to Boston

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 19,198 | 48,532 | 213,813 |
| Total Population | 54,332 | 134,040 | 573,896 |
| Average HH Income | \$183,812 | \$182,401 | \$187,564 |

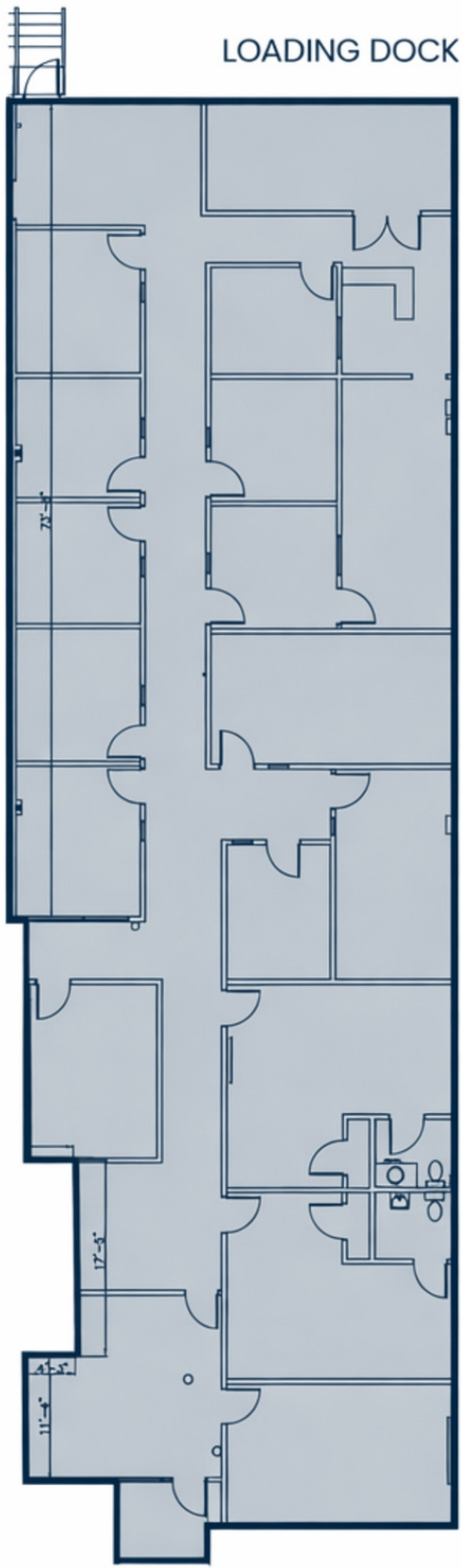
OFFERING SUMMARY

| | |
|---------------------|--|
| Building Size: | 61,696 SF |
| Total Available SF: | 5,000-10,422 SF |
| Lot Size: | 6.46 Acres |
| Space Type: | Flex |
| Clear Height: | 16' |
| Power: | 450 - 1,200a/277 - 480v 3p 4w Heavy |
| Gas: | Natural |
| Heating: | Gas |
| Sewer: | City |
| Water: | City |

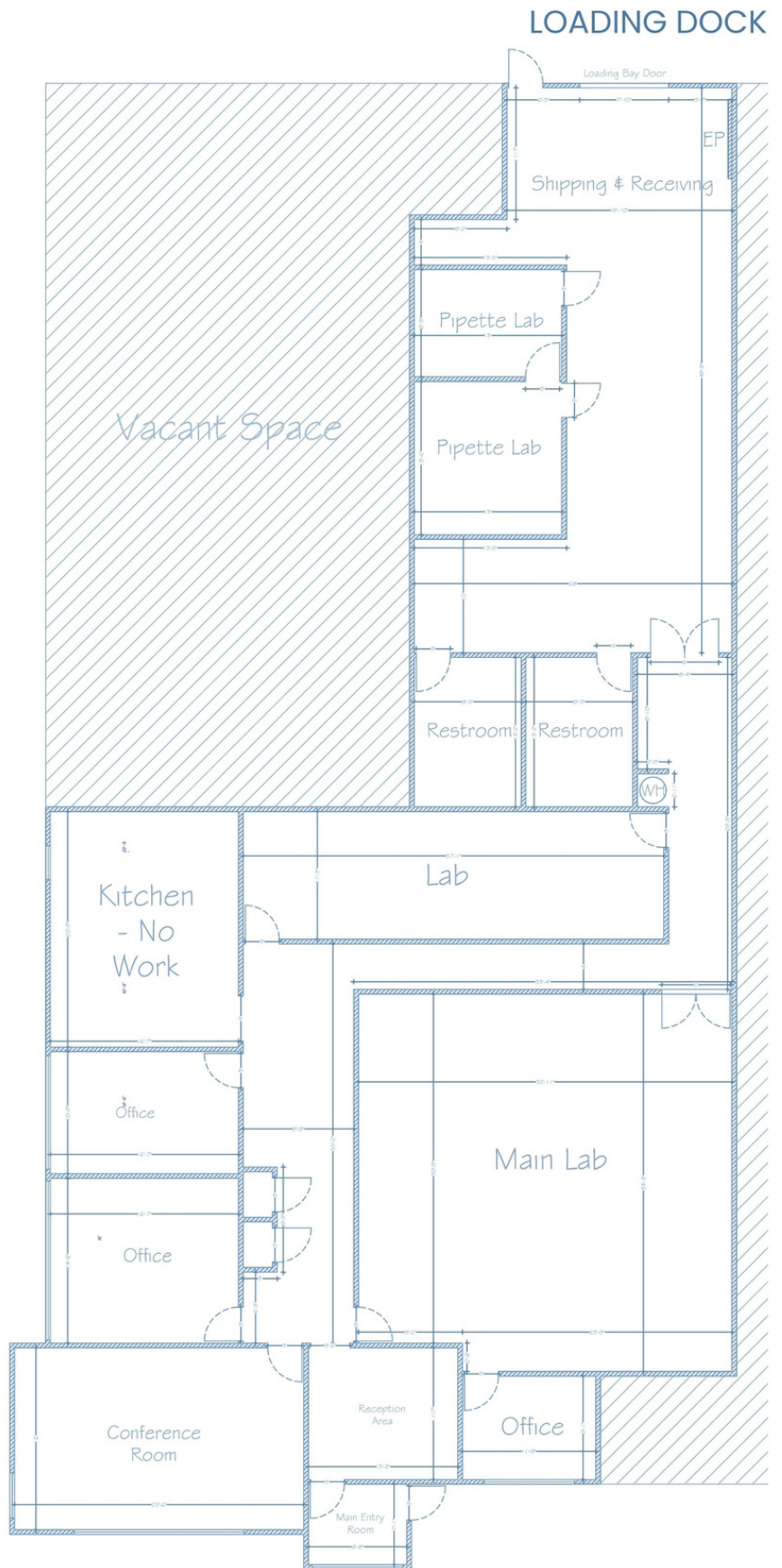
| | SUITE A | SUITE B |
|----------------|----------------------------------|------------------------|
| Building Size: | 5,000 SF | 5,442 SF |
| Lease Rate: | \$13.50 NNN | \$14.50 NNN |
| Availability: | Now | September 2026 |
| Notes: | Ability to add in a Loading Dock | One (1) Exclusive Dock |



FLOOR PLANS



SUITE A
5,000 SF



SUITE B
5,447 SF



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BELMONT MEDICAL TECHNOLOGIES

LAB Medical Manufacturing, Inc.
Where the difficult and impossible are all in a day's work

nova biomedical

HIGHWAY PROXIMITY

INTERSTATE 95 3 MILES
5 MINUTES

3 3 MILES
5 MINUTES

INTERSTATE 495 2 MILES
7 MINUTES

BOSTON
25 MILES | 30 MINS

WOBURN
10 MILES | 15 MINS

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