

# ONE ESQUIRE RD.

**BILLERICA, MA**

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**FOR SALE | 10,000 SF INDUSTRIAL BUILDING ON 1.04 AC**

- 0.25 miles to Route 3
- 8.5 Miles to I-95
- 4.5 Miles to I-495

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

10,000 SF Free-Standing Industrial Building on 1.04 AC for Sale or Lease

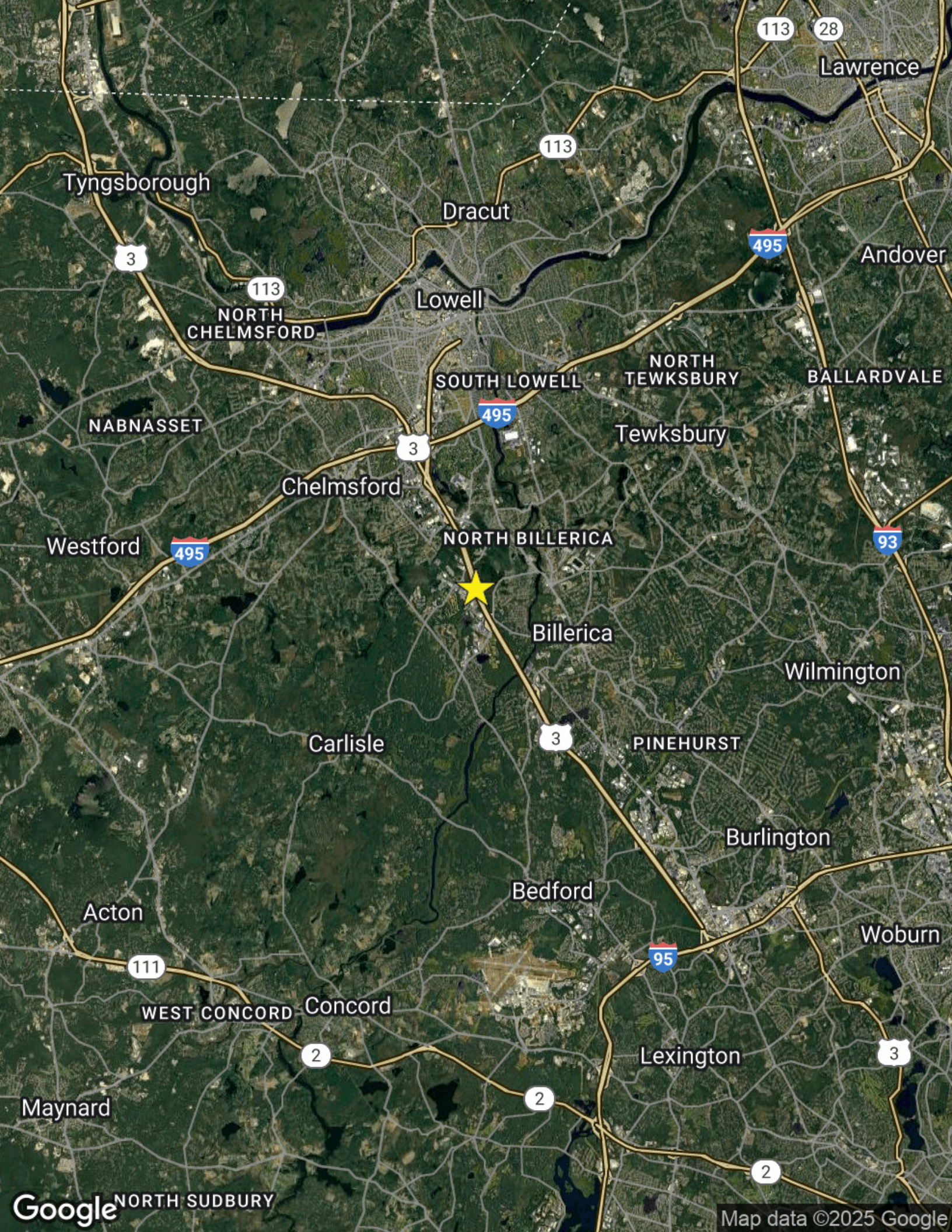
## PROPERTY HIGHLIGHTS

- 0.25 miles to Route 3
- 8.5 Miles to I-95
- 4.5 Miles to I-495

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,424	43,253	171,326
Total Population	36,564	118,066	469,296
Average HH Income	\$159,795	\$152,271	\$167,064

## PROPERTY SPECIFICATIONS

Building Size:	10,000 SF
Lot Size:	1.04
Stories:	2
Class:	B
Loading:	One (1) overhead door
HVAC:	100% Air-conditioned
Roof:	Rubber membrane
Lighting:	Recently upgraded strip fluorescent
Docks:	1 ext.
Sprinklers:	Wet
Zoning:	Industrial
Clear Height:	12'
Power:	600a/208v 3p
Lease Rate:	10,000 SF
Sale Price:	\$1,900,000



Lawrence

Tyngsborough

Dracut

Andover

3

113

NORTH CHELMSFORD

Lowell

495

NORTH TEWKSBURY

BALLARDVALE

NABNASSET

SOUTH LOWELL

Tewksbury

3

495

Chelmsford

93

Westford

495

NORTH BILLERICA

Billerica

Wilmington

Carlisle

3

PINEHURST

Burlington

Acton

Bedford

Woburn

111

95

WEST CONCORD Concord

2

Lexington

3

Maynard

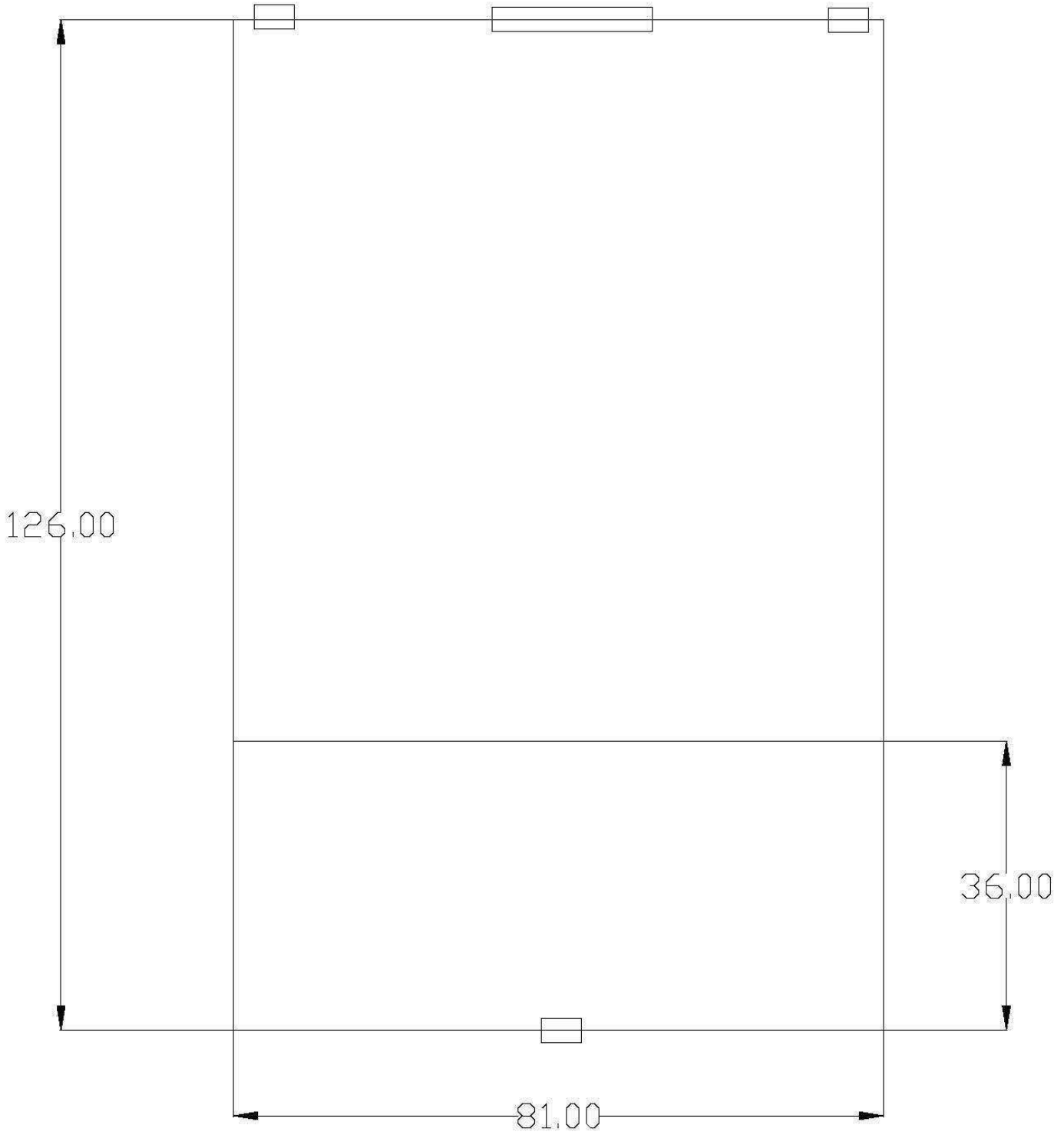
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2

Google NORTH SUDBURY

Map data ©2025 Google

#1 ESQUIRE



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**MICAH STUBBLEBINE**

978.265.8101

[micah@stubblebinecompany.com](mailto:micah@stubblebinecompany.com)

**JAMES STUBBLEBINE**

617.592.3388

[james@stubblebinecompany.com](mailto:james@stubblebinecompany.com)

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