

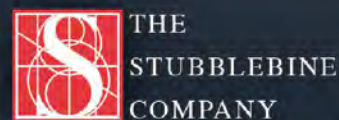


333 BOSTON ROAD

BILLERICA, MA

FOR SALE/LEASE | 35,000 SF FREESTANDING BUILDING ON 2.51 AC

- Highly visible site on Route 3A
- 2± miles to Rt. 3
- 16'-20' Ceiling height in warehouse
- 25,000+ Vehicles Per Day



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

35,000± SF Freestanding Warehouse on 2.51 AC for Sale or Lease

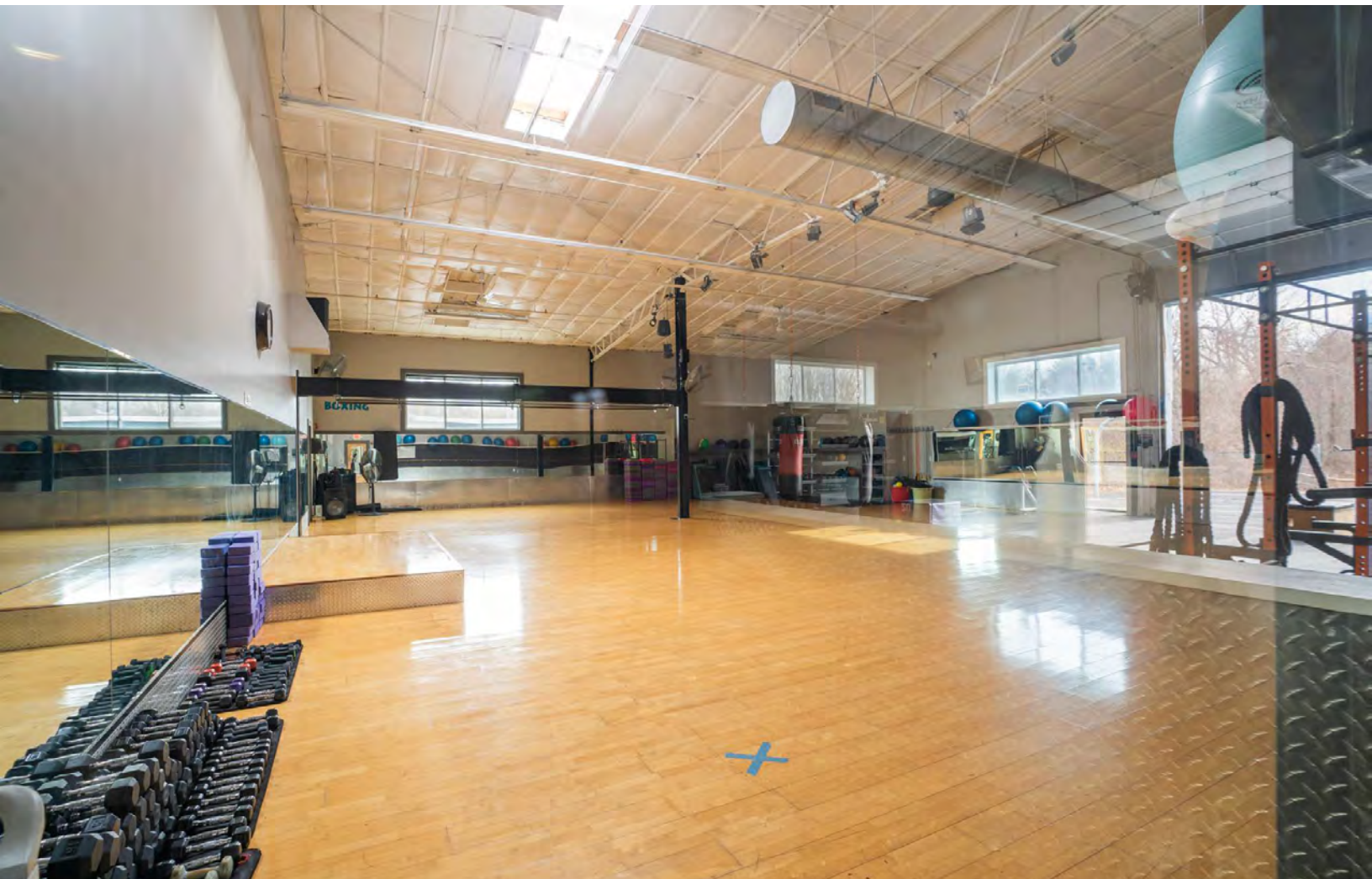
LOCATION HIGHLIGHTS

- Highly visible site on Rt. 3A
- 2± miles to Rt. 3
- Location of Pro-Fitness Plus Health Club since 2003
- Impeccably maintained
- Additional 4.81 Acres zoned Neighborhood Residence (NR) potentially for sale separately
- 25,000 Vehicles Per Day

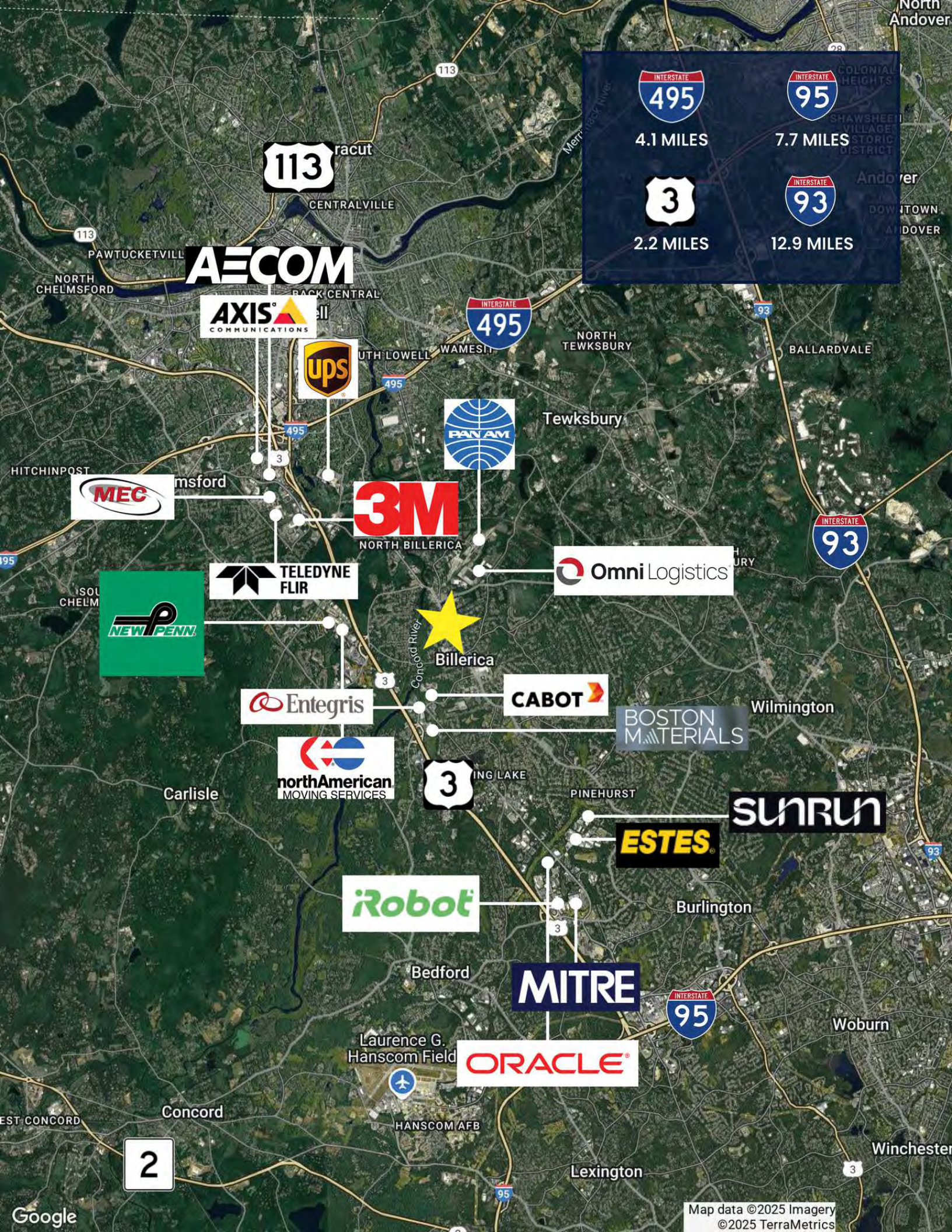
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,591	50,589	179,828
Total Population	43,271	139,326	494,126
Average HH Income	\$152,723	\$153,071	\$168,575

PROPERTY SPECIFICATIONS

	35,000± SF, comprised of:
Size:	- First Floor: 26,000 SF - Mezzanine: 9,000 SF
Lot Size:	2.51 AC
Construction:	Steel frame w/ metal walls
Height:	16'-20'
Loading:	One (1) 14' grade-level roll-up door
Columns:	38' x 12'
Zoning:	General Business (GB) & Residential
Roof:	Replaced 2020
HVAC:	Gas and 100% AC
Sprinkler:	Wet System
Lighting:	LED
Lease Rate:	\$15.95 SF/yr (NNN)
Sale Price:	\$7,000,000







4.1 MILES	7.7 MILES
2.2 MILES	12.9 MILES

AECOM

AXIS
COMMUNICATIONS



3M

Omni Logistics

TELEDYNE FLIR



Billerica

Entegris

CABOT

BOSTON MATERIALS

northAmerican
MOVING SERVICES



SUNRUN

ESTES

Robot

MITRE

ORACLE

2

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