

FLEX PROPERTY FOR SALE

# Executive Summary



## OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	74,031 SF
Lot Size:	13.12 Acres
Number of Units:	3
Year Built:	2002
Renovated:	2016
Zoning:	I - Industrial
Market:	Route 3 North
Submarket:	Lowell/Chelmsford Submarket

## PROPERTY OVERVIEW

95 Billerica Avenue is a 74,031 SF Flex property that is 100% leased to Aved Electronics (A Lithion Company) and Cristek Interconnects -- two world-class contract manufacturers. The property features a newly installed interior freight lift along with a renovated, two-story atrium lobby, two tailboard loading docks, and abundant employee parking. The second floor has been built out to accommodate Aved's expansion as well as Cristek's new growth. The property offers a weighted average lease term of 6 years and a net operating income of \$672,430 with 15% contractual NOI growth over the lease term.

## PROPERTY HIGHLIGHTS

- 100% Net Leased: Tenants Reimburse for CAM and Taxes
- \$672,430 NOI with Annual Rent Escalations
- Access to Interstate 495 at Exit 37, Route 3 & the Commuter Rail

## [CLICK HERE TO WATCH PROPERTY VIDEO](#)

# MANSARD

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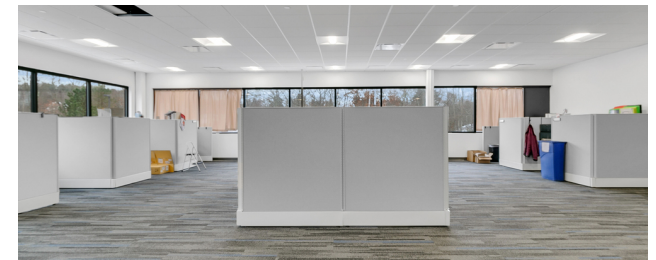
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# Additional Photos



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# Location Map



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