

# Executive Summary



## LEASE OVERVIEW

**AVAILABLE SF:** 2,788 SF - 1st Floor

**LEASE RATE:** \$14.00 SF/Yr Net Of Electric

**BUILDING SIZE:** 20,000 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 1985

**ZONING:** Industrial

**MARKET:** Route 3 North

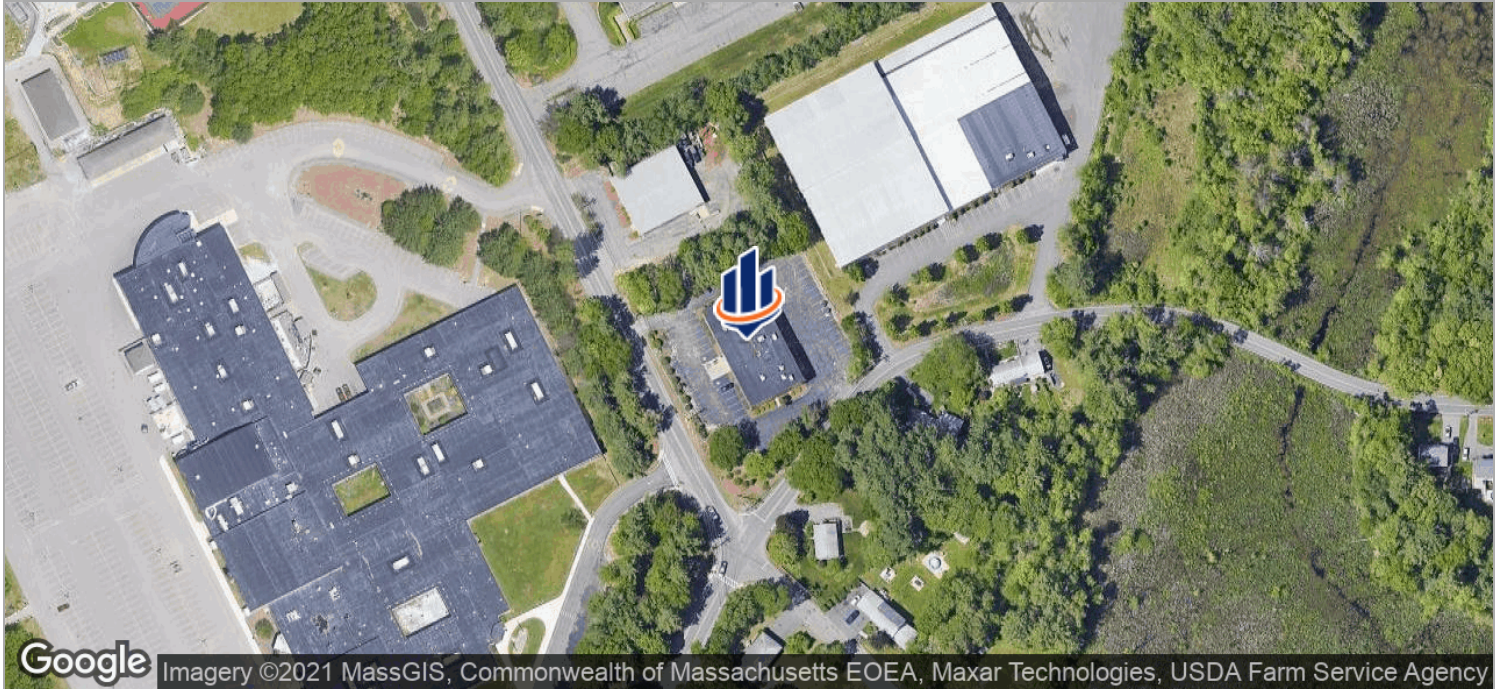
## PROPERTY DESCRIPTION

A flexible and well-maintained property in Billerica, a town which offers high quality employees while providing relatively low cost real estate options.

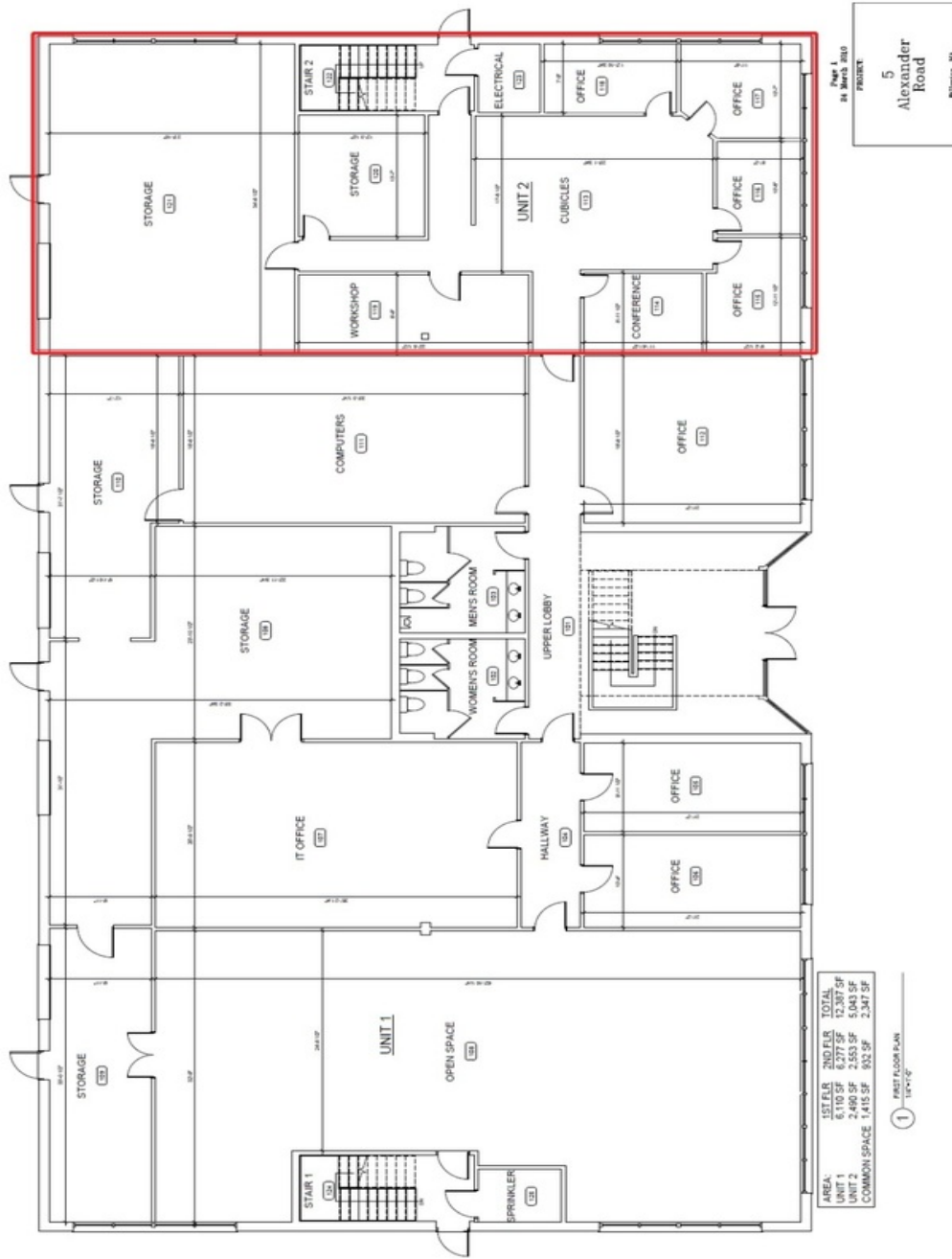
## PROPERTY HIGHLIGHTS

- Below market rent
- Owner occupied building
- Park-like setting
- Located off of Route 3A and Cook Street in Billerica

# Location Maps



# Additional Photos





# DISCLAIMER

2,788 RSF +/- OFFICE/FLEX SPACE FOR LEASE | 20,000 SF | BILLERICA, MA

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