

±16,153 SF • FOR LEASE

FULLY AIR-CONDITIONED FLEX/R&D SUITE AVAILABLE

35 DUNHAM ROAD • BILLERICA, MA



SPECULATIVE DEMO WORK COMPLETE!

PROPERTY DESCRIPTION

CBRE is pleased to present ±16,153 SF of flex/R&D space at 35 Dunham Road in Billerica, Massachusetts. With 1,600 amps of power dedicated to the suite, two loading docks and ample parking, this fully air-conditioned space can accommodate a wide variety of users. The building offers ideal access for commuting and distributing with access to Route 3, Route 128 and Interstate 95.

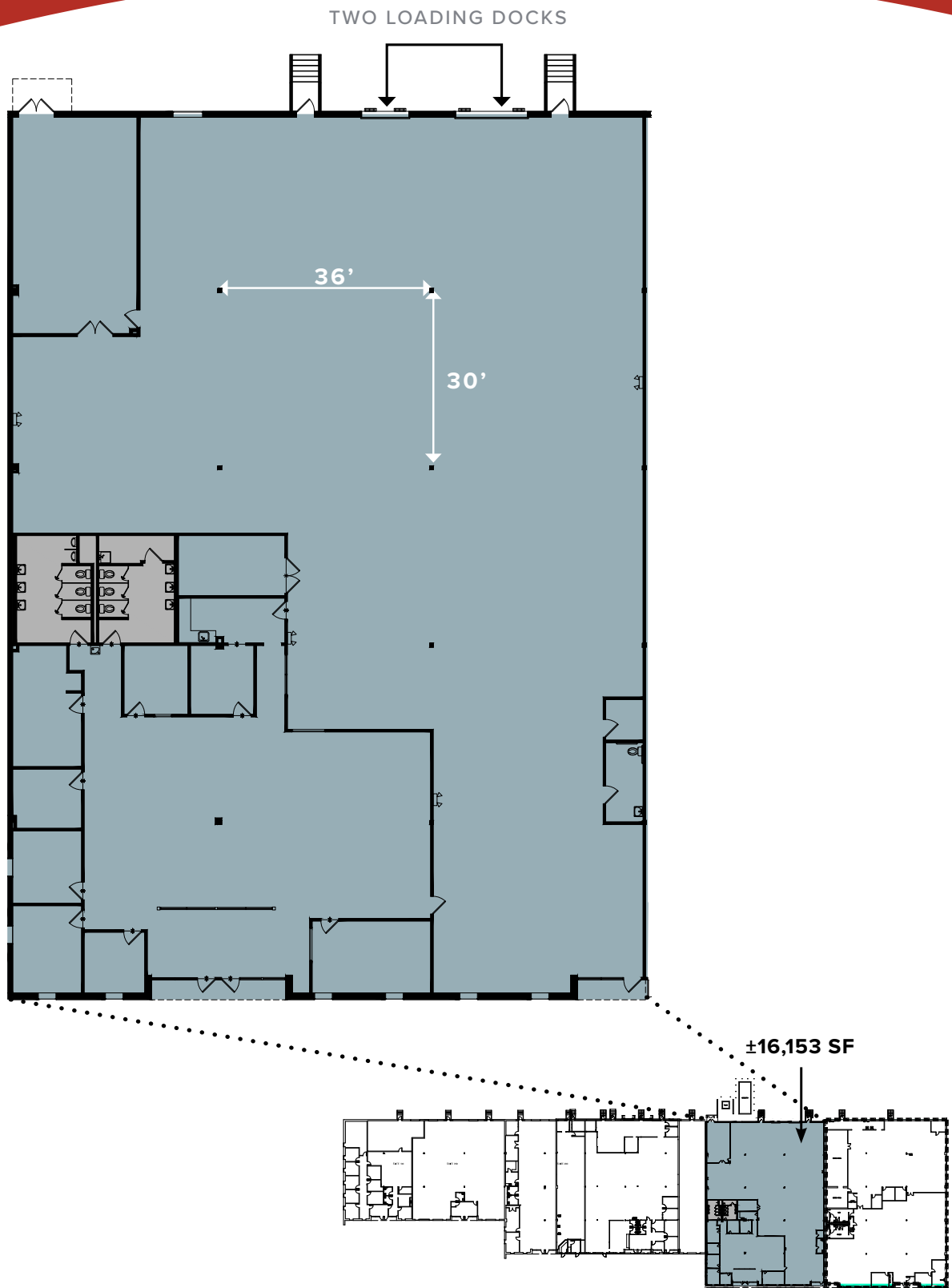
BUILDING SPECIFICATIONS

- + **TOTAL BUILDING SIZE:** ±65,912 SF
- + **AVAILABLE SPACE:** ±16,153 SF
- + **ACRES:** ±5.79
- + **YEAR BUILT:** 1984
- + **CLEAR HEIGHT:** 16' (to joist)
- + **COLUMN SPACING:** 36' x 30' (typical)
- + **PARKING** ±1.80/1,000 SF
(±51 auto spaces)
- + **LOADING:** Two (2) loading docks
- + **SPRINKLER:** Wet system
- + **POWER:** 1,600A at 480V;
1,600A back-up generator
- + **ROOF:** Rubber membrane ballasted
- + **HVAC:** Fully air-conditioned; rooftop units
- + **UTILITIES:**
 - **Gas:** National Grid
 - **Electric:** National Grid
 - **Sewer/Water:** Town of Billerica



SPECULATIVE DEMO WORK COMPLETE

FULL BUILDING FLOOR PLAN | AVAILABLE SF: $\pm 16,153$ SF



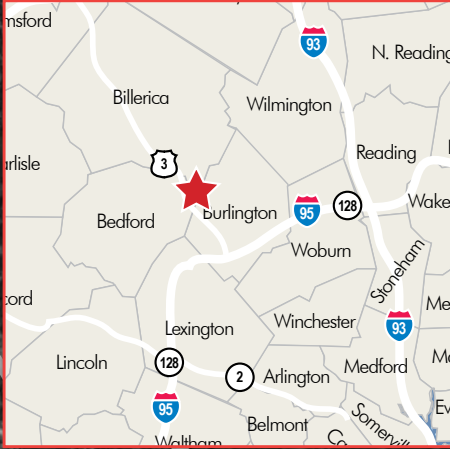
1,600 AMPS OF POWER DEDICATED TO THE SUITE

±16,153 SF • FOR LEASE

DISTANCE TO

- DOWNTOWN BOSTON:** ±21.7 mi
- LOGAN AIRPORT:** ±23.7 mi
- ROUTE 3:** ±1.5 mi
- I-95:** ±3.5 mi
- I-93:** ±9 mi
- I-495:** ±9.2 mi

**35 DUNHAM ROAD
BILLERICA, MA**



BURLINGTON MALL



3RD AVE



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