

FOREST RIDGE BUSINESS PARK

85 RANGEWAY RD | BILLERICA, MA

OFFICE/FLEX/LAB SPACE
AVAILABLE FOR LEASE



R.W. HOLMES
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Forest Ridge Business Park is a 3-building campus totaling 150,000 SF of office, flex, and lab space located minutes off Route 3. Each of the buildings has 50,000 SF on two floors and has robust power, loading, and multipurpose capability.

Available	2,700 - 10,453 SF
Building Size	150,000 SF total, each building 50,000 SF
Parking	200 spaces 4/1,000 SF
Heat	1 Million BTU's
HVAC	7,500 CFM of fully conditioned outside air
Showers	Available in all buildings
Gas/Electric	17 gas/electric package units per building
Fiber & Copper Cable	Verizon & Comcast



FLOOR PLAN

BUILDING 1 - FIRST FLOOR

-  2,700 SF Available
-  2,927 SF Available
-  4,826 SF Available



FLOOR PLAN

BUILDING 1 - SECOND FLOOR

- 8,097 SF Leased
- 4,558 SF Available

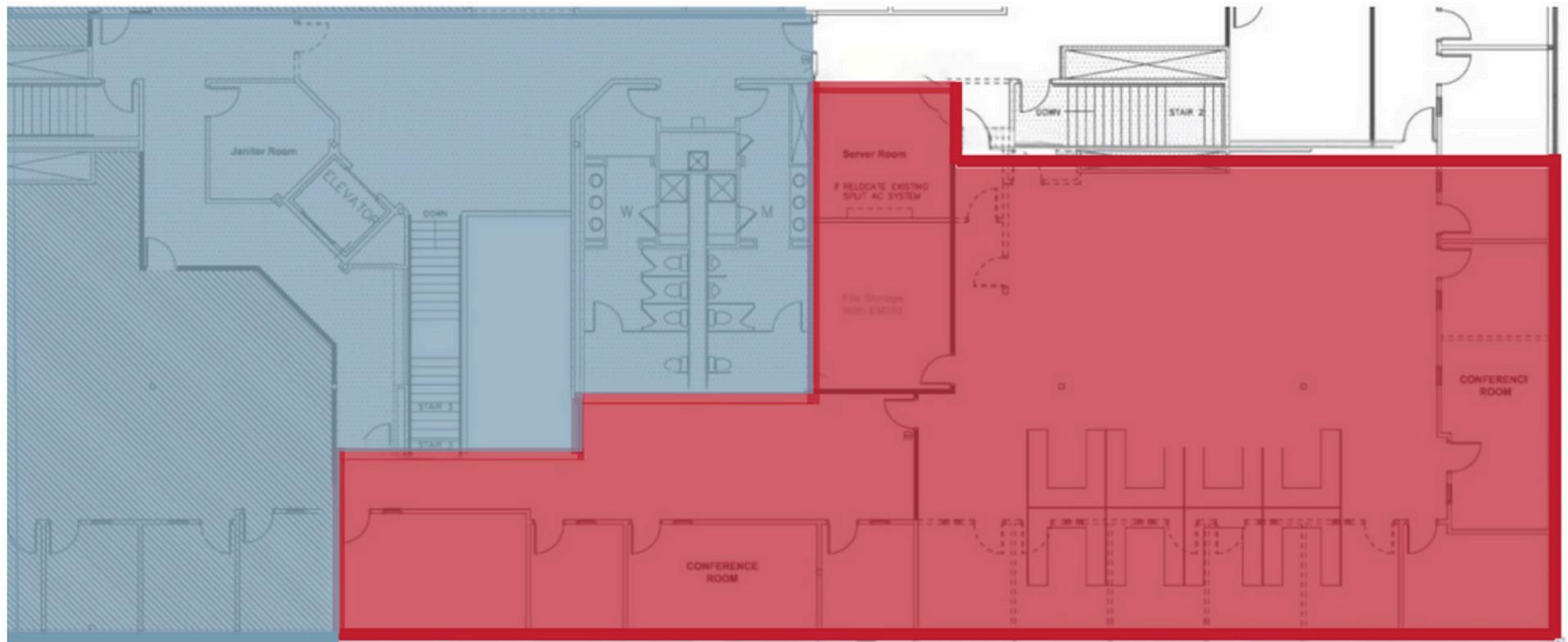


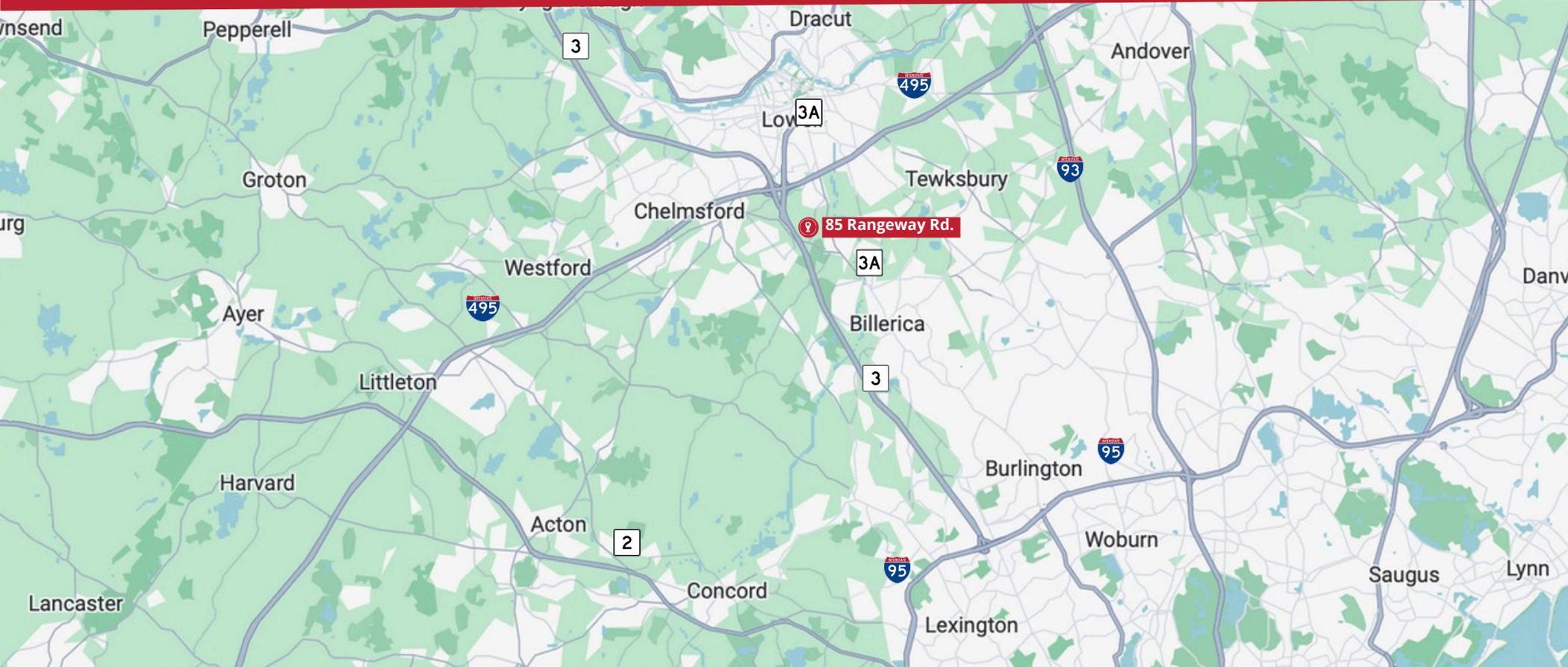
FLOOR PLAN

BUILDING 2 - SECOND FLOOR

5,947 SF Available

Unavailable





Convenient Access

-  — 3 MILES
-  — 5 MILES
-  — 8 MILES

Amenities

Within two miles

- | | | |
|---------------|---------------------|---------------|
| Chipotle | Casa Blanca Mexican | Market Basket |
| Dunkin Donuts | Feel Good Cafe | Panera Bread |
| | | Starbucks |

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