

**146A RANGEWAY ROAD
BILLERICA, MA**

6,375 SF AVAILABLE FOR LEASE



R.W. HOLMES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION PLEASE CONTACT:

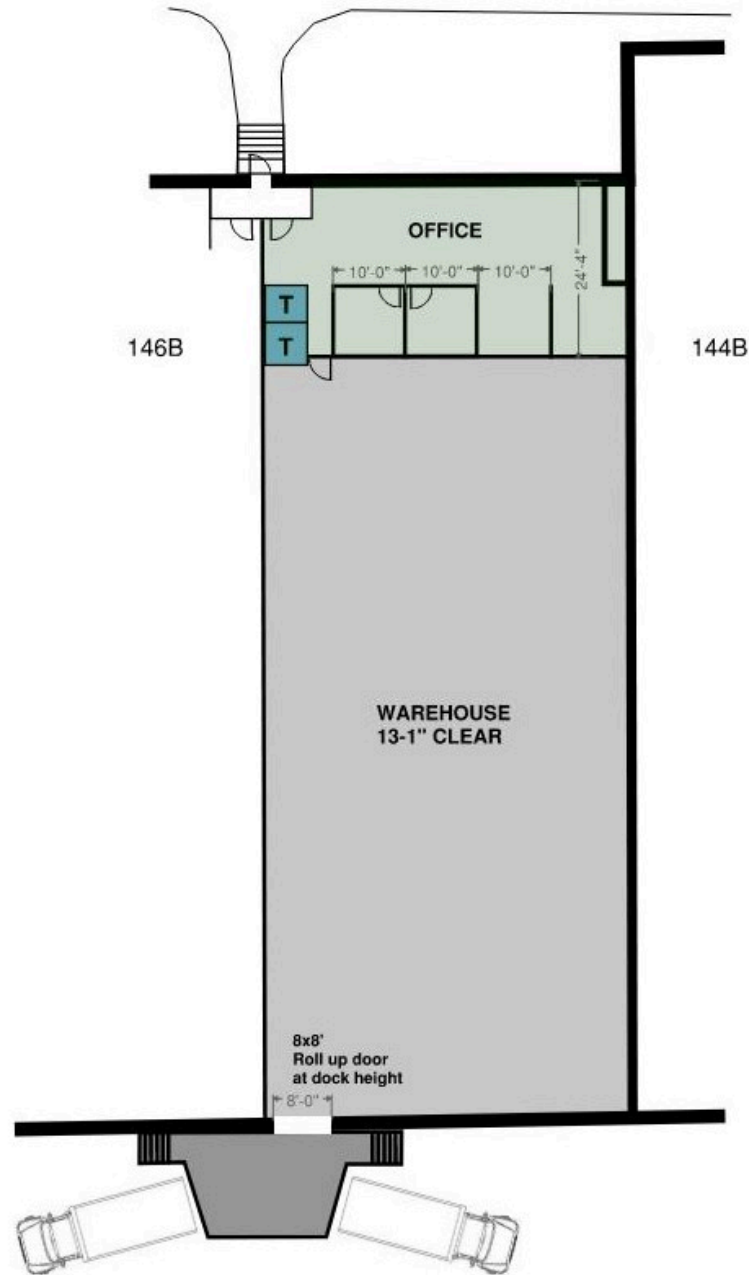
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PROPERTY OVERVIEW

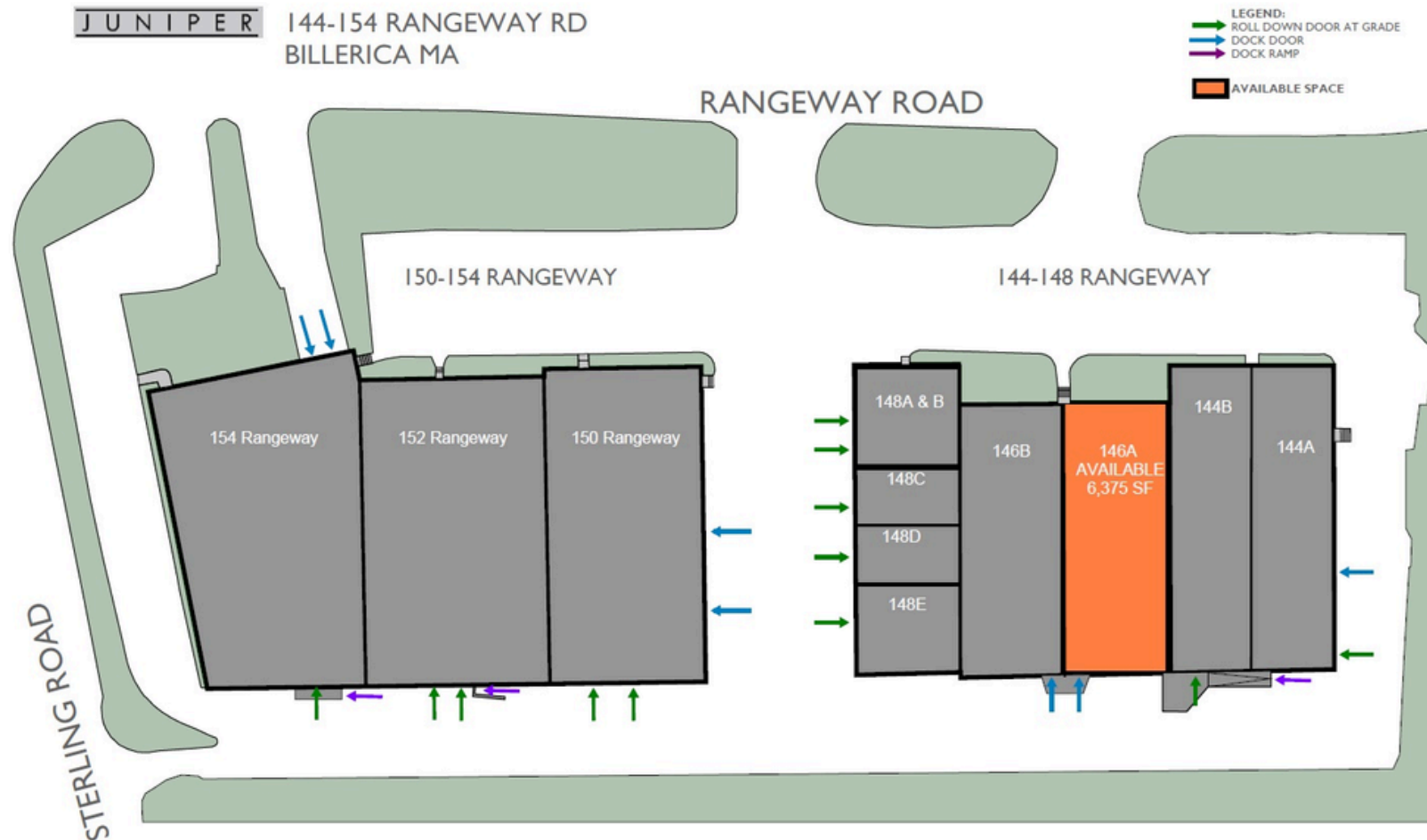
Availability	6,375 SF (Unit 146AA)
Rental Rate	\$13.00/SF NNN (Tenant pays sub-metered utilities)
Building Size	32,000 SF (146A-148)
Clear Height	13'1" clear
Loading	One (1) 8'x8' automatic rollup door at grade Two (2) tailboard docks with bumpers and safety rails
Year Built	1980
Construction	Slab on grade, CMU block walls, deck & bar joists
Roof	New 20-year roof in Dec 2024
Power	600-amp, 480-volt, three-phase power building service (capacity available) Two (2) 100-amp, 480-volt tenant panels
HVAC	Office - Heat & AC Vis furnace and rooftop condenser. Gas heat with ceiling fans in warehouse.
Sprinkler	New sprinkler in Q2 2025 (improvements underway)
Fire Alarm	Existing smoke and local alarm. New building wide fire alarm in Q2 2025. (improvements underway)
Water	Town water
Sewer	Wastewater via septic system. Town sewer in 2026 (municipal project underway)
Parking	50 spaces - new paved parking lot & landscaping Q2 2025 Parking & yard space available
Bathrooms	Two (2) single occupant restrooms

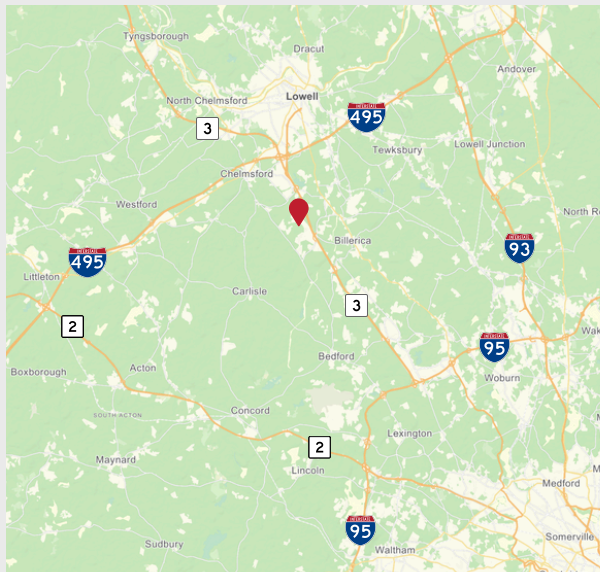


FLOOR PLAN



PROPERTY MAP





ACCESS FROM 146A RANGEWAY ROAD, BILLERICA, MA

3 2 MILES

495 6 MILES

93 8 MILES



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