

# 267 BOSTON ROAD

BILLERICA, MA



## FLEX SPACE

16,000 SF WITH ADULT DAY  
CARE BUILDOUT FOR LEASE

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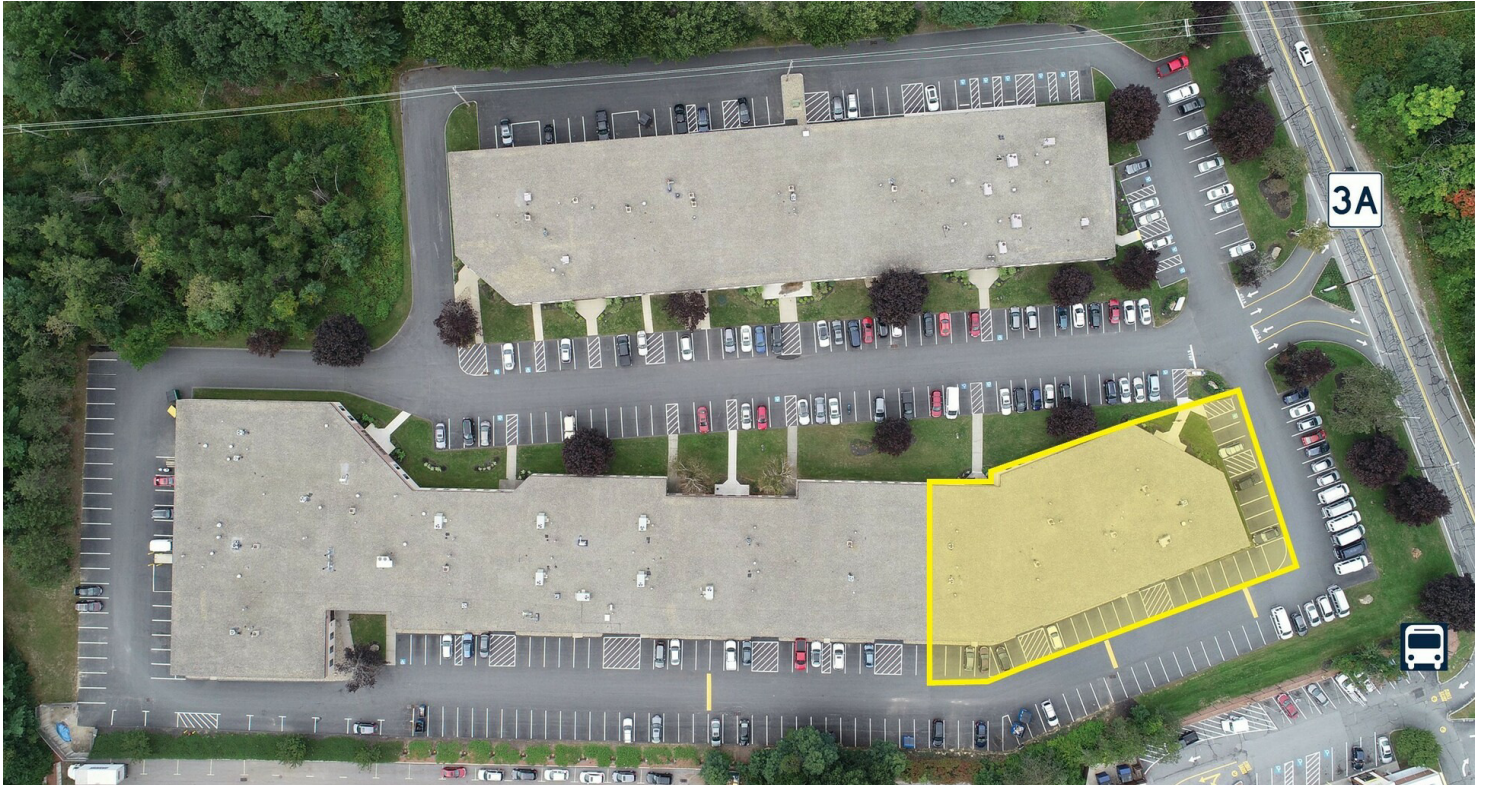
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THE  
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CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Building A: 16,000 SF Flex Space with adult day care buildout

## PROPERTY HIGHLIGHTS

- Located directly on Route 3A with excellent access to Route 3, Route 128 and the Middlesex turnpike
- Numerous recent upgrades including new parking lot, new exterior paint and lighting, signage and landscaping.
- First Class Park Setting

## PROPERTY SPECIFICATIONS

BUILDING SIZE	61,795 SF
AVAILABLE	16,000 SF
CONSTRUCTION	STEEL FRAME WITH CONCRETE MASONRY
WATER/SEWER	TOWN
ZONING	INDUSTRIAL
POWER	2,000 AMPS, 208/120V, 3 PHASE 4 WIRE
HVAC	100% Air Conditioned
SPRINKLER	100% WET SYSTEM
LOADING	ONE (1) ON-GRADE DOUBLE DOOR; TAILBOARD LOADING CAN BE ADDED
CEILING	12'10" CLEAR
PARKING	2.4 CARS/1,000 SF
ROOF	BALLASTED EPDM ROOF (2009)

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	55,096	183,873
TOTAL POPULATION	153,215	504,693
AVERAGE HH INCOME	\$143,265	\$167,715

# FLOOR PLAN



**UNIT 1 - LEASE PLAN**  
267 BOSTON ROAD BILLERICA, MA 01862



FLOOR PLAN - 16,373 RSF±  
Drawn by: TAP      BKA # 220071

Scale: 1/16"=1'-0"  
Date: 7/8/24

A1



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# RETAILER MAP

