

12,000 SF Suite Available March 1, 2026

200 Chelmsford Road, N. Billerica, MA



	Property Overview
Size	12,000 SF (50' x 240') can be subdivided
Clear Height	14'-0" Clear
Loading	One (1) 10'x10' Automatic roll-up door at grade One (1) 10'x10' manual roll-up door at grade - glass Three (3) 8' x 8'; roll up doors to adjacent suite (#134)
Year Built	1974 - Major improvements in Fall 2018
Construction	Slab on grade, CMU block walls, deck & bar joists
Roof	Newer EPDM Roof (B+ Rated, new in 2017) - serviceable life +10 years.

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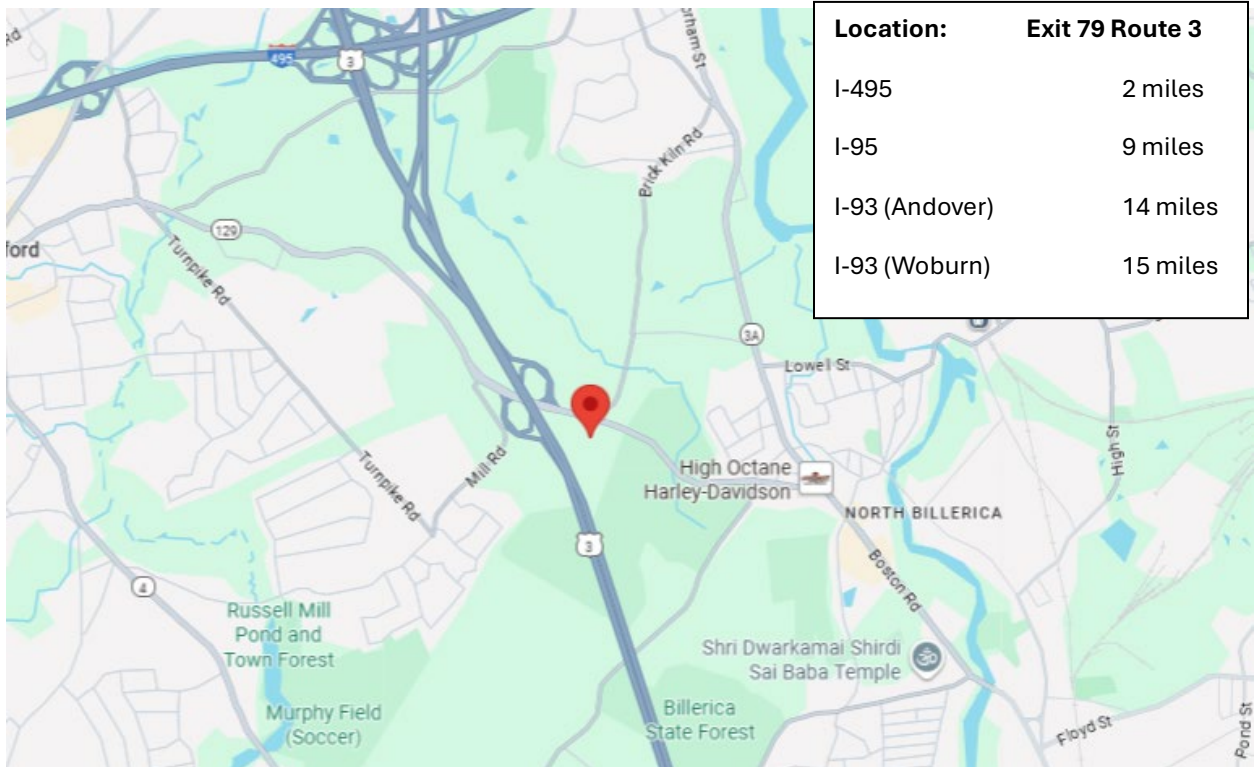
Power	600-amp 480-volt three phase power building service (capacity available) One (1) - 400-amp 600 V 3 phase tenant panel Two (2) 100-amp 480-volt tenant panels
HVAC	Heat via 3 gas unit heats. Breakroom has mini split with wall mounted condenser.
Sprinkler	New Sprinkler in 2018 with upgraded hazard for storage use. Tested annually.
Fire Alarm	Fire Alarm, Smoke Detectors throughout. Remote monitored
Water	Town water
Sewer	Wastewater via septic system.
Parking	Ample parking either end of building
Toilets	Two (2) single occupant restrooms



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Prime Location & Easy Highway Access:



Location:	Exit 79 Route 3
I-495	2 miles
I-95	9 miles
I-93 (Andover)	14 miles
I-93 (Woburn)	15 miles

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