

**144B RANGEWAY ROAD
BILLERICA, MA**

5,655 SF AVAILABLE FOR LEASE



R.W. HOLMES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION PLEASE CONTACT:

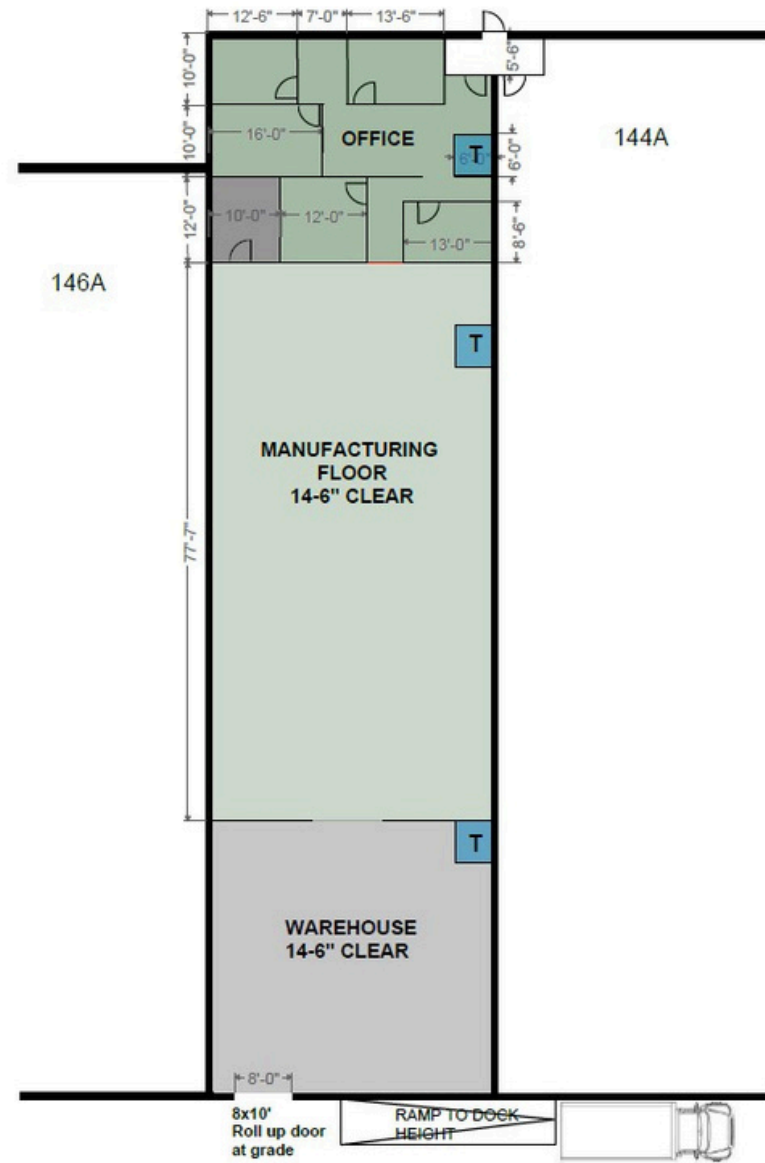
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PROPERTY OVERVIEW

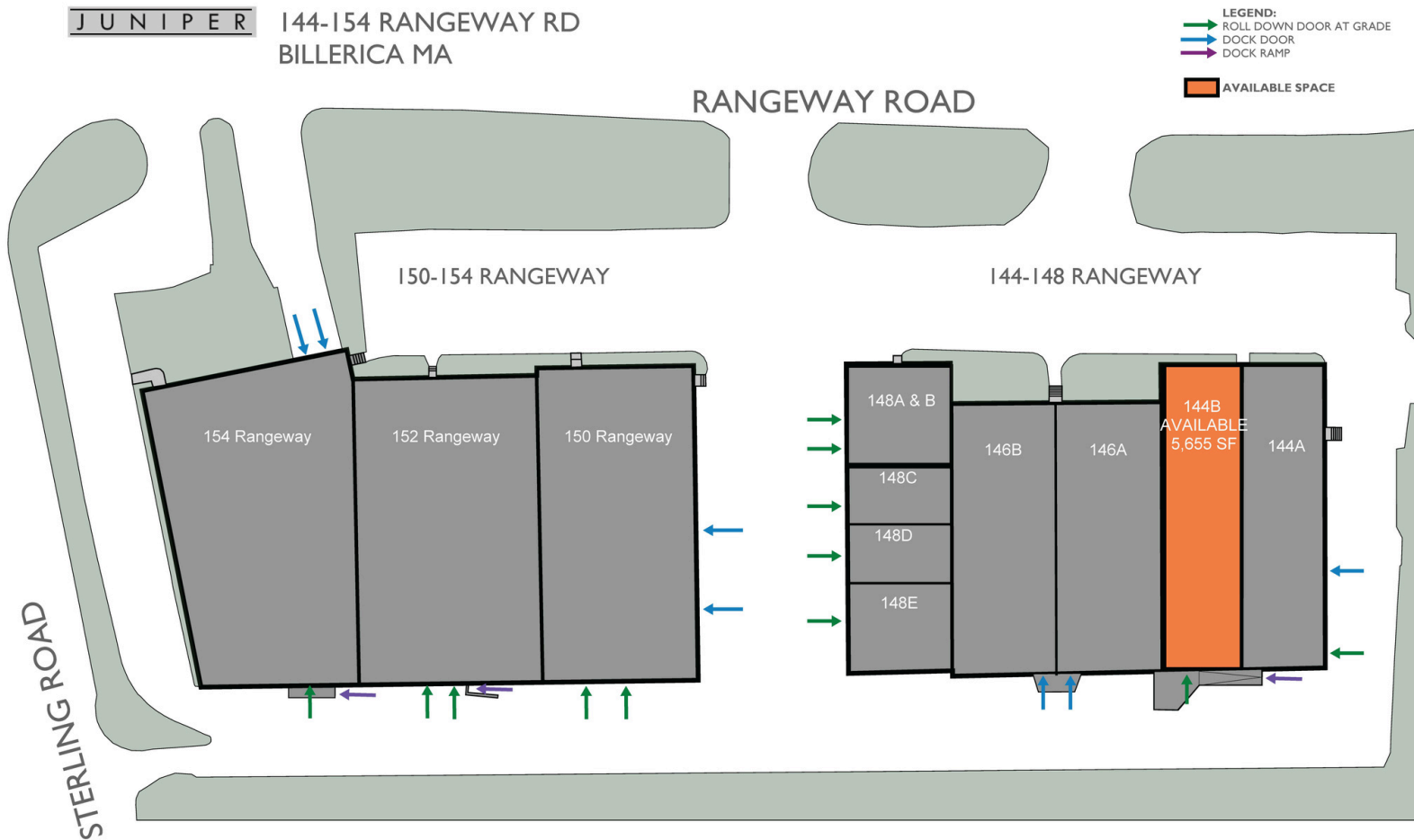
Availability	5,655 SF (Unit 144B)
Rental Rate	\$13.50/SF NNN (Tenant pays sub-metered utilities)
Building Size	32,000 SF (144-148)
Clear Height	14'-6" clear
Loading	One (1) 8'x10' automatic rollup door at grade One (1) dock height ramp to grade (exclusive)
Year Built	1970
Construction	Slab on grade, CMU block walls, deck & bar joists
Roof	Newer roof (B+ rated, new in 2016)
Power	600-amp, 480-volt, three-phase power building service (capacity available) Two (2) 100-amp, 480-volt tenant panels
HVAC	Heat & AC via two (2) packaged rooftop units in office and manufacturing space. Gas heat only 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	Three (3) single occupant restrooms

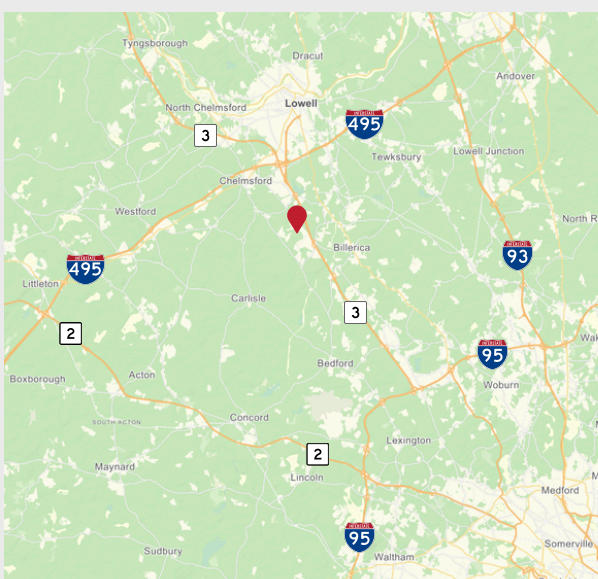


FLOOR PLAN



PROPERTY MAP





ACCESS FROM 144B RANGEWAY ROAD, BILLERICA, MA

3 2 MILES

495 6 MILES

93 8 MILES



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