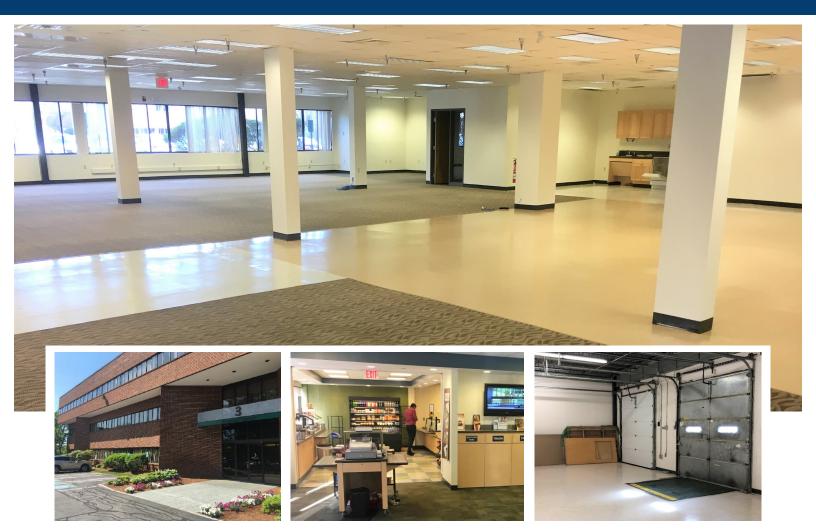
# **3 Federal Street**

### Billerica, MA

# For Lease

Flex Space 13,605 sf



### Direct Access to Loading Docks!

#### **Property Highlights**

- 2 Docks, One with dock leveler
- 7 Minutes from I-495 and I-95.
- Electric service: 3,000 amps
  277/480 volt, 3-phase 4 wire.
- Park Café
- Corporate Neighbors: Parexel, Lockheed Martin, General Electric, Raytheon

Located Directly off Route 3 at Exit 27, this property is part of a master planned office and technology park. This first floor space with direct loading access is move in ready for your light manufacturing/R+D company. One of three buildings (260,000 RSF) professionally Owned/Managed by Atlantic Management, 3 Federal Street offers corporate users wonderful flexibility, value, and access.



Call for an appointment Tyler Spring 617.834.8602 George Robb 857.891.7254 Tom Caldarone 978.397.4227

Omni Properties, LLC 6 Lyberty Way Suite 203 Westford MA www.omniproperties.com 978.369.4884

Disclaimer: The Evaluation Material contains information provided by the Owner and obtained by the Broker. While the information is believed to be accurate, Receiving Party should independently evaluate its completeness and accuracy before making an offer. This Evaluation Material is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Disclosing Party.

### **3 Federal Street**

## **Exceptional Location & Access!**

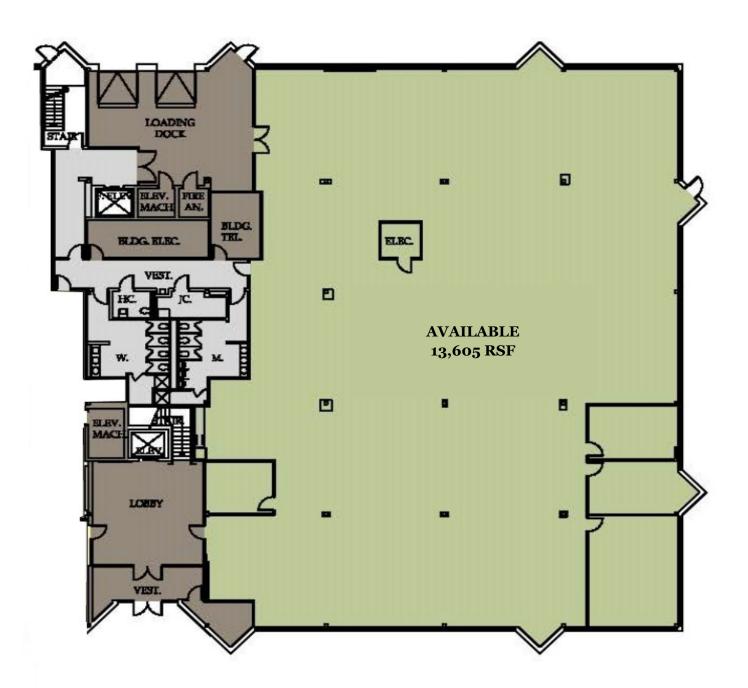


- Only 7 minutes from both I-495 & I-95!
  - Easy access off of Route 3 (via Exit 27)
- Less than 10 minutes
  from the Burlington
  Mall & other great
  amenities





## Floor Plan



FIRST FLOOR PLAN

