

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
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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
NTS

