

Brookfield Properties



47 Dunham Road

Billerica, MA 01821

47 Dunham Road is a 34,300 square-foot industrial facility in Billerica, MA. Conveniently located off the Middlesex Turnpike, the building is situated in an established park setting which serves the industrial, logistics, life science, and high-tech manufacturing community. Employers benefit from convenient accessibility to labor, amenities, and logistic routes through its immediate proximity to Route 3 and Interstates 495, 95 and 93. Planned upgrades to the exterior and interior of the building will provide tenants with a professional image and prominent presence along Dunham and Enterprise Roads.

Building Specs

TOTAL BUILDING: 34,300 sq. ft.

AVAILABLE: 34,300 sq. ft.

OFFICE AREA: 9,300 sq.ft.

CLEAR HEIGHT: 22' to girder, 22'9" to trusses

BUILDING DIMENSIONS: 100' x 278'

LOADING: 1 tailboard height door 8' x 8',
3 roll up off platform dock (12' x 10')

COLUMN SPACING: 36' x 44'

FLOOR SLAB THICKNESS: 6" reinforced concrete

AUTO PARKING: 27 auto spaces + 2 HP

UTILITIES:

POWER: National Grid; 600 Amps, 480/277-volts, 3 phase

GAS: Eversource

WATER & SEWER: City of Billerica; Private Septic

LIGHTING: New LED Motion-sensored

SPRINKLER: Wet system

ZONING: Industrial I

ACRES: 6.42

Location



- Located off the Middlesex Turnpike and close in proximity to Route 3 and Interstates 495, 95 and 93.
- 12 miles to I-90
- 21 miles to Boston

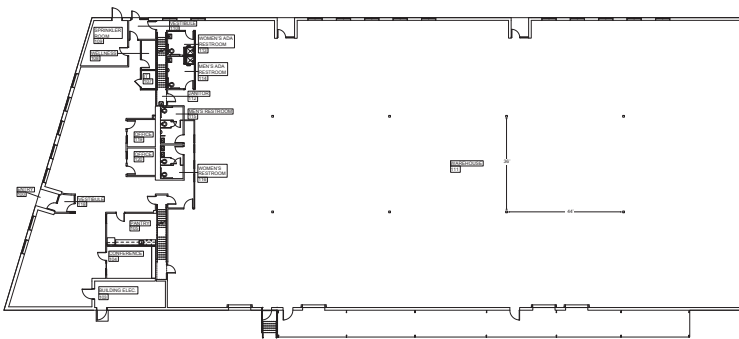
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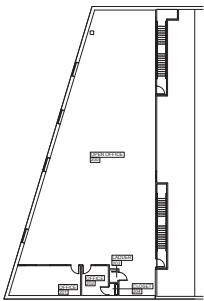


Existing Conditions

34,300 SQ. FT.



First Floor



Second Floor

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For more information, or to set up a tour, please contact:

Jamey Lipscomb

James.Lipscomb@jll.com

+1 617 833 3777

Ben Roopenian

Benjamin.Roopenian@jll.com

+1 617 531 4242

Mike Ciummei

Michael.Ciummei@jll.com

+1 617 531 4285

Jordan Yarboro

Jordan.Yarboro@jll.com

+1 617 531 4262



Keith Edwards

keith.edwards@brookfieldproperties.com

+1 404 941 8467

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