

# 275

# Billerica Road, Chelmsford, MA



**5,462 RSF - 13,781 RSF Industrial/Flex Space Available**

**[www.ahoproperties.com](http://www.ahoproperties.com)**

Joel Aho, *President*

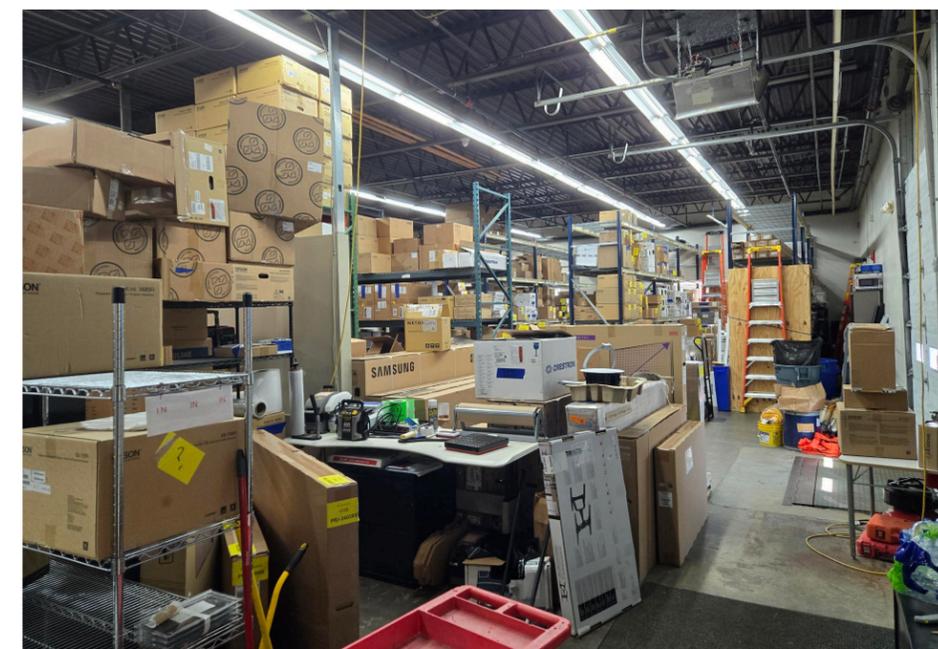
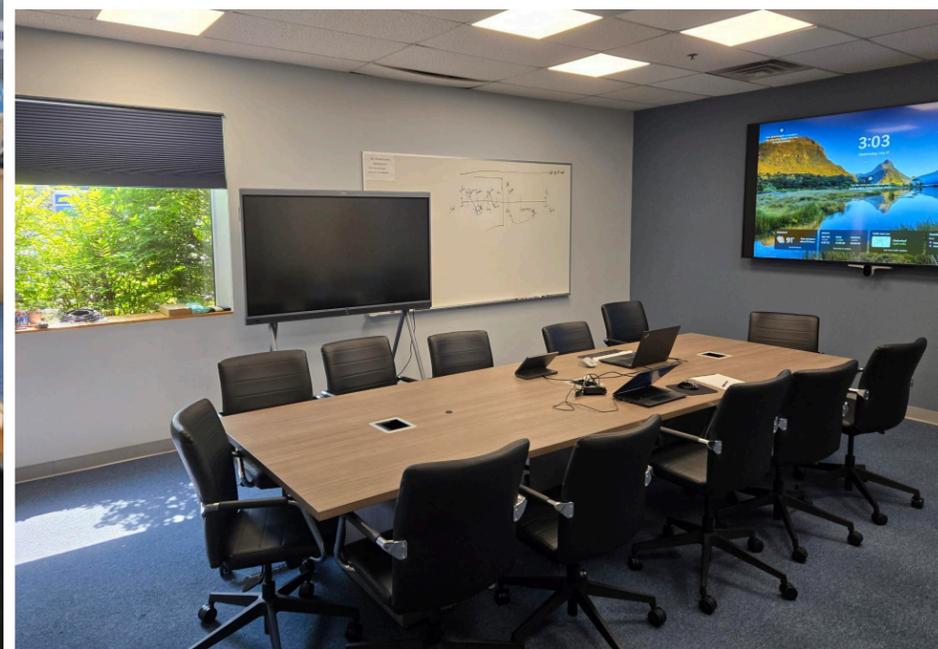
**Aho Properties, LLC**

91 Bartlett Street, Marlboro, MA 01752

**(508) 868-0216**

**AHO**  
PROPERTIES

# 275 Billerica Rd., Chelmsford, MA



275 Billerica Road is located conveniently on Route 129, one-half mile from the RT 3/129 interchange and just south of I-495, providing easy access to New England's major highways as well as a quasi-retail presence on Billerica Road (Rte. 129). Immediate local amenities include several restaurants and a gym.

## Space A

Area: 13,781 RSF

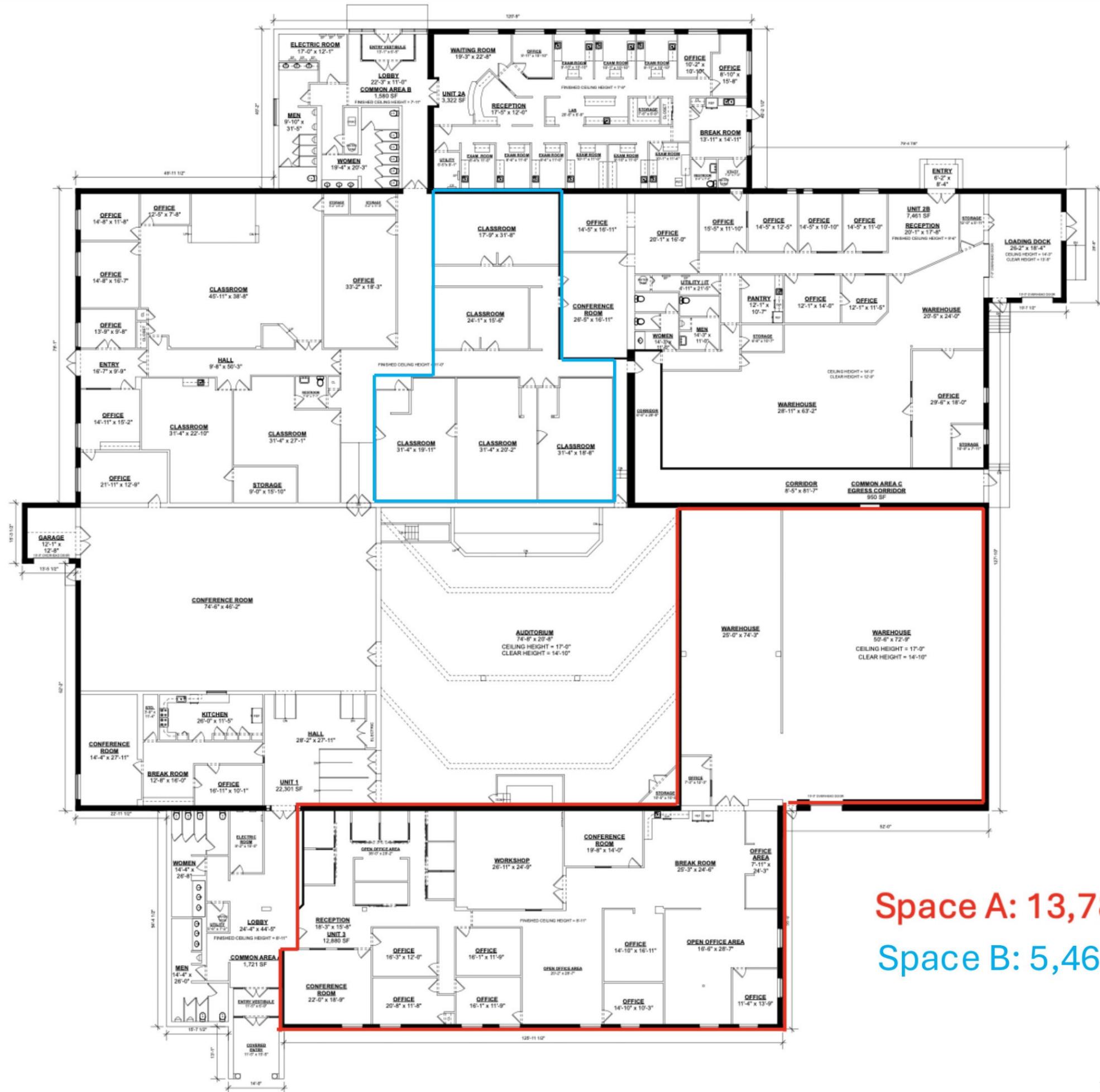
Ceiling Height: 14'

Power: 200 amps at 480 volts

Loading: One (1) 8' x 10' loading dock

## Space B

Area: 5,462 RSF Flex Space



**Space A: 13,781 RSF**  
**Space B: 5,462 RSF**

**BUILDING AREA CALCULATIONS**  
 UNIT 1 = 22,301 SF  
 COMMON AREA B = 1,580 SF  
 UNIT 2A = 3,322 SF  
 UNIT 2B = 7,461 SF  
 UNIT 3 = 12,880 SF  
**TOTAL RENTABLE AREA = 45,964 SF**  
 COMMON AREA A = 1,721 SF  
 COMMON AREA C = 950 SF  
**TOTAL GROSS BUILDING AREA = 50,215 SF**

**NATIONAL FLOOR PLANS**  
 398 COLUMBUS AVENUE, SUITE 100  
 BOSTON, MA 02116 (800) 328-0217

REVISIONS			
DATE	BY	NO.	DESCRIPTION

**275 BILLERICA ROAD**  
 CHELMSFORD, MA

PROJECT NUMBER:	
DATE:	JULY 2024
SCALE:	1" = 10'-0"
DRAWN BY:	
APPROVED BY:	

**SHEET TITLE:**  
**FLOOR PLANS**

**SHEET NUMBER:**  
**A-1**



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**Legal Disclaimer:**

All statements and conditions contained herein are subject to errors, omissions, prior lease/sale or removal from the market without notice



**Joel Aho, *President***

Joel has over 15 years of experience in assisting companies and property owners with their real estate objectives. His scope of work during this time has included land and building sales, office and industrial leases, consulting services, tenant and landlord/ owner representation as well as investment sales. 2021 sales volume was in excess of \$20,000,000. Joel holds a bachelor of science in business management from Babson College with a concentration in finance and real estate.

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