

Forest Ridge Business Park

85 Rangeway Rd | Billerica, MA

FOR LEASE



2,267 - 7,378 SF Available

Forest Ridge Business Park is a 3-building campus totaling 150,000 SF of office, flex, and lab space located minutes off Route 3. Each of the buildings has 50,000 SF on two floors and has robust power, loading, and multipurpose capability.

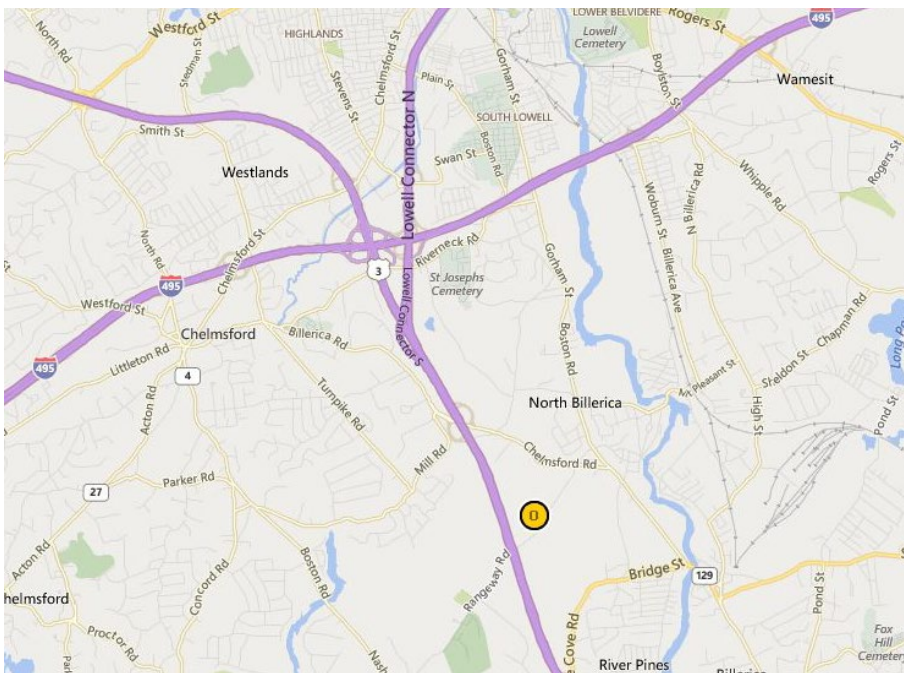
- Local, long-term ownership from the park's construction in 2001 to today.
- Passenger elevator access with direct access to both the lobby and loading dock area.
- 800 Amps, 208 Volts, 3 Phase power throughout the park.
- Tailboard loading dock access available.

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SPECIFICATIONS

- 3 Building Business Park Totaling 150,000 SF
- 800 Amps, 208 Volts, 3 Phase
- Local Ownership
- Tailboard Loading
- 17 Gas/Electric Package Units per Building
- 4.0 Parking Spaces per 1,000 SF
- Fiber & Copper Cable - Verizon & Comcast
- Showers in All Buildings



LOCAL AMENITIES

JUST ONE MILE AWAY

- Chipotle
- Panera
- Starbucks
- Dunkin Donuts
- Market Basket

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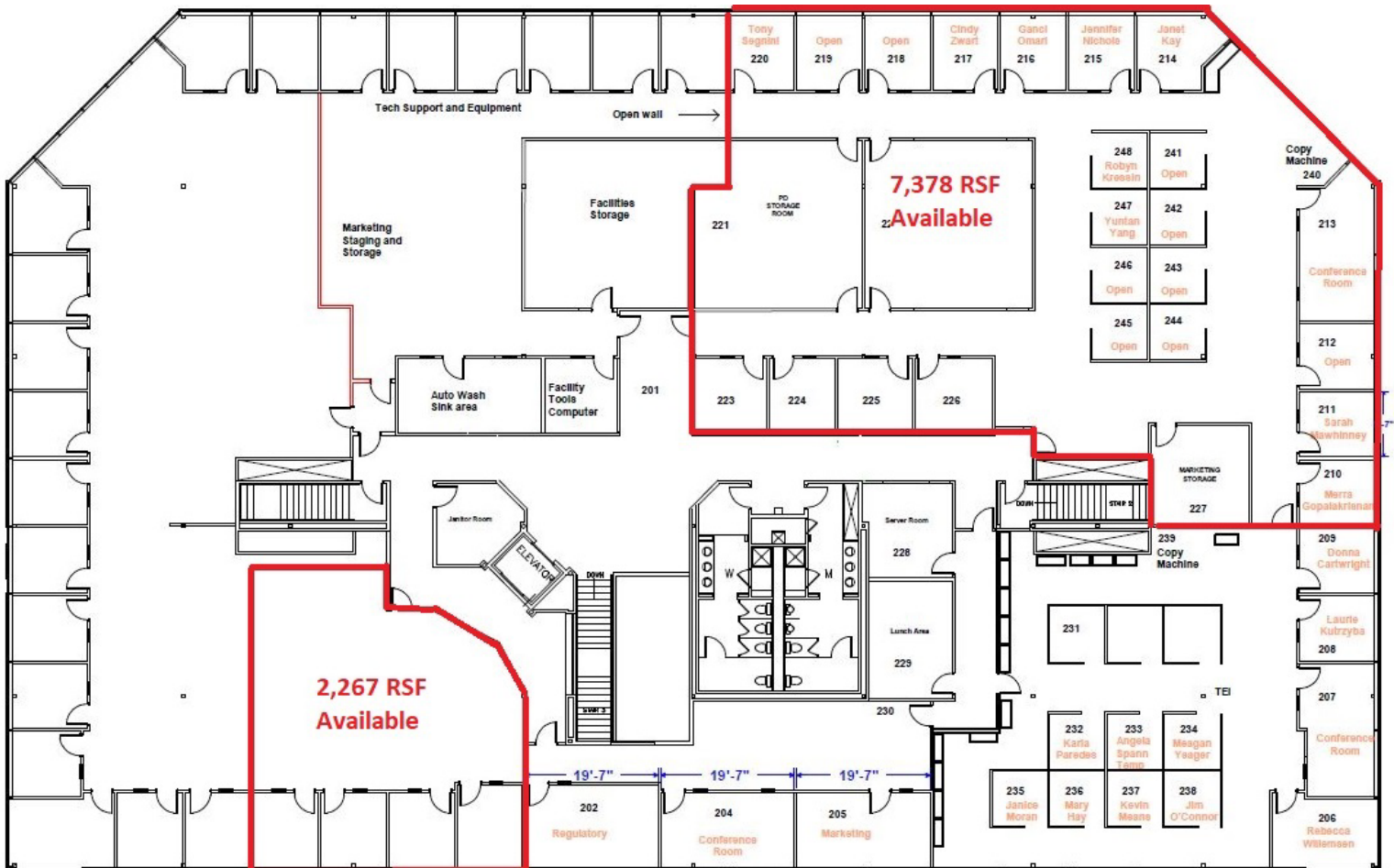
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Floor Plan

Building 2 – Second Floor

2,267 SF and 7,378 SF is available



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Floor Plan

Building 3
7,083 SF



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