

AVISON
YOUNG

100

Chelmsford Rd
BILLERICA, MA

15,782 SF

AVAILABLE FOR LEASE

WAREHOUSE/MANUFACTURING
WITH OUTDOOR STORAGE AVAILABLE FOR LEASE



100 Chelmsford Overview

SIZE:	15,782 SF – 13,968 SF of Warehouse & 2,714 SF of Office
CLEAR HEIGHT:	To deck - 24' at the middle and 14' at walls (Butler building with peaked roof)
LOADING:	One (1) - existing overhead door on exterior dock platform Three (3) - proposed new dedicated tailboard height loading docks One (1) - 8' x 8' automatic roll down door at grade
CONSTRUCTION:	Slab on grade, steel Butler building with 4' CMU block walls
POWER:	1,200-Amp main service; 3 ceiling mounted bus ducts. Local 100, 200, 400 Amp panels throughout.
HVAC:	Office Heat & AC via two (2) Air Handlers with Gas heat and condensers (2) at grade. Warehouse Heat via gas unit heaters in warehouse. Ceiling fans and exhaust fans throughout.
SPRINKLER:	Wet Sprinklers
FIRE ALARM:	Fire Alarm and Smoke Detectors throughout. Remote monitored.
WATER:	Billerica Town water
SEWER:	Wastewater via septic system
PARKING:	1.2/1,000 SF

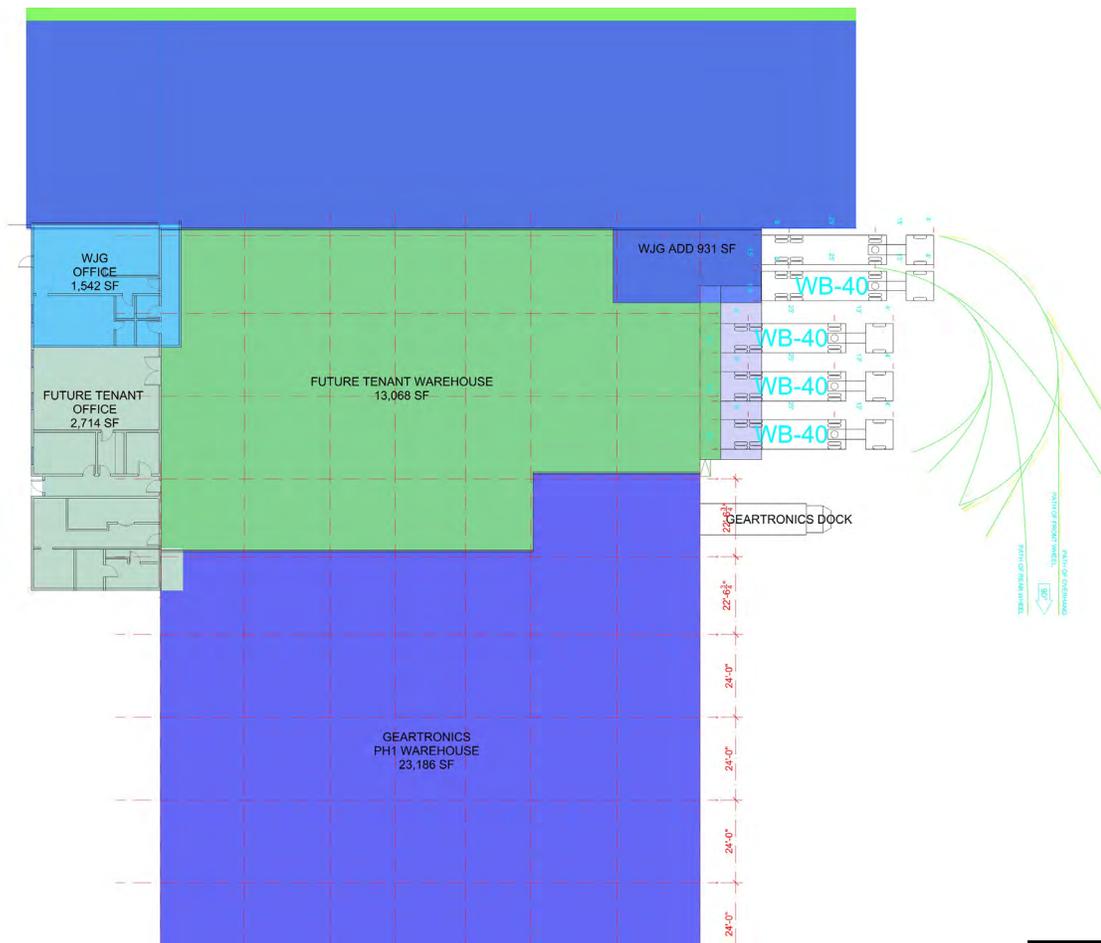
Warehouse



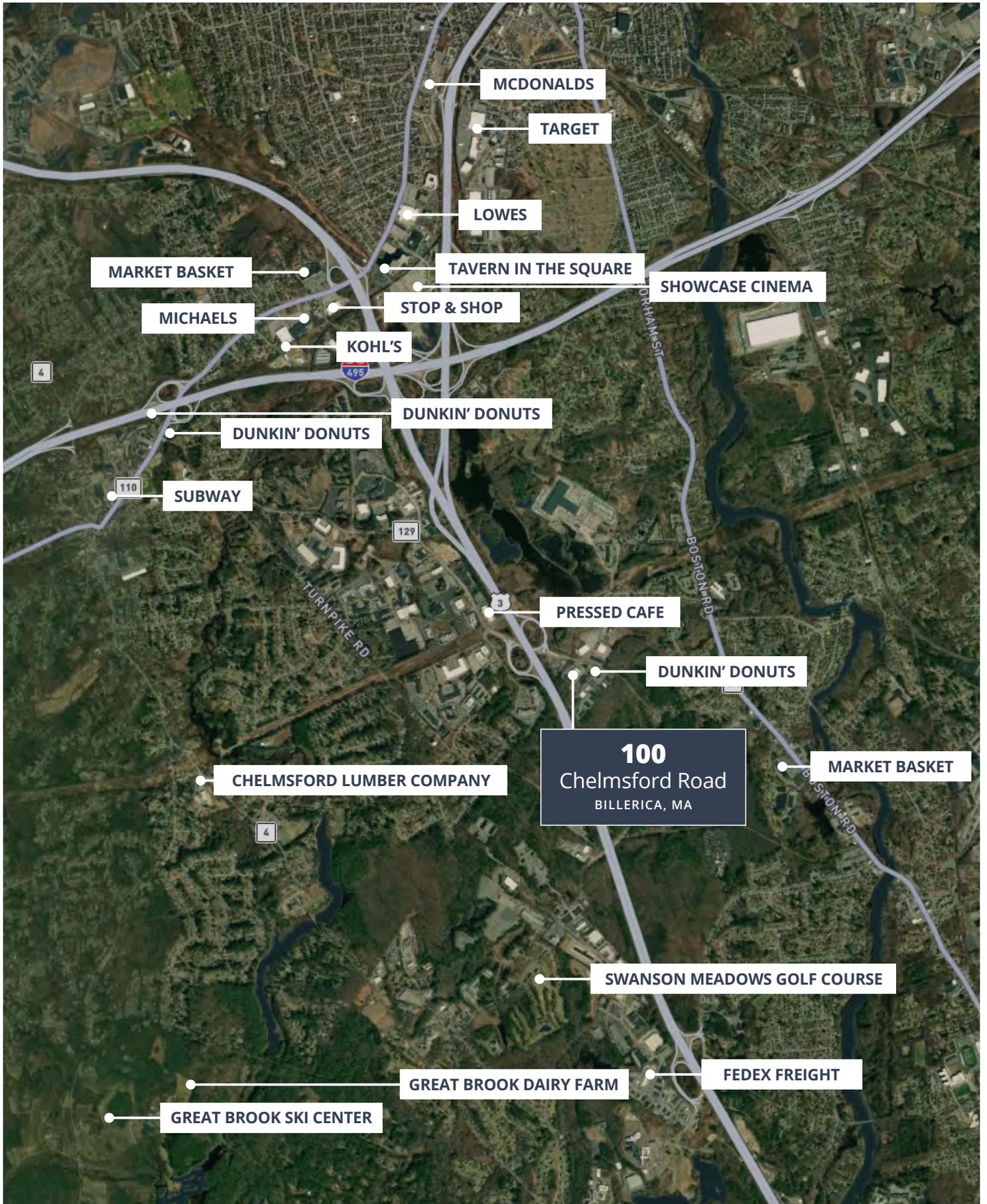
Warehouse

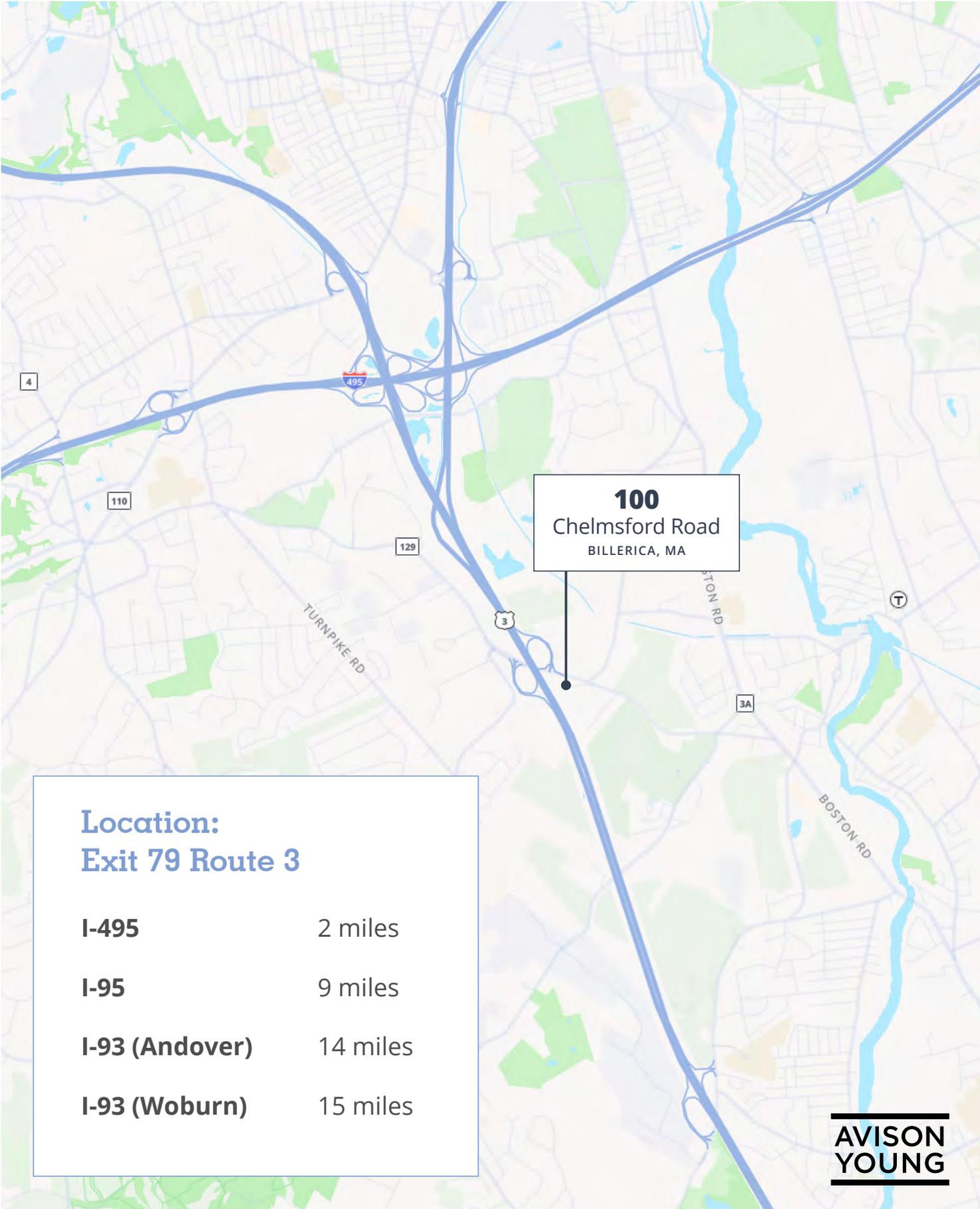


FLOOR PLAN 15,782 SF



NEARBY AMENITIES

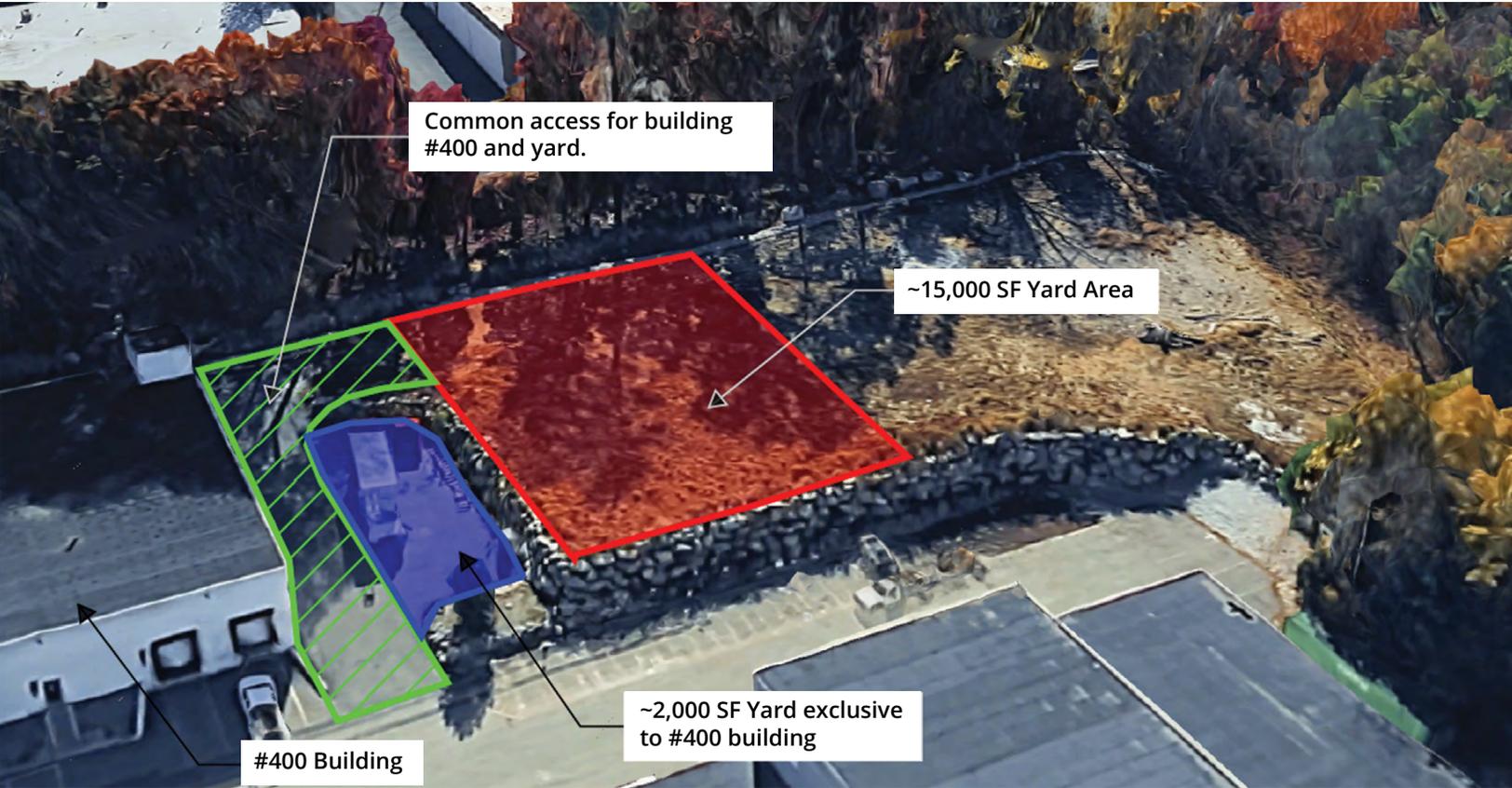




100
Chelmsford Road
BILLERICA, MA

Location:
Exit 79 Route 3

I-495	2 miles
I-95	9 miles
I-93 (Andover)	14 miles
I-93 (Woburn)	15 miles



For more information, please contact:

Tom Aitken
Senior Vice President
617.462.2789
tom.aitken@avisonyoung.com

Chris Reilly
Senior Associate
781.956.8989
chris.reilly@avisonyoung.com

200 State Street | Floor 15 | Boston, MA

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