

FOREST RIDGE BUSINESS PARK

85 RANGEWAY RD | BILLERICA, MA



2,700 - 12,655 SF OFFICE/FLEX/LAB SPACE AVAILABLE FOR LEASE

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.

SPECIFICATIONS

BUILDING SIZE:	150,000 SF
PARKING:	4.0 per 1,000 SF
LOADING:	Tailboard
HEAT:	1 Million BTUs
HVAC:	7,500 CFM of fully conditioned outside air.
RENTAL RATE:	\$16.50 Gross + Utilities

- 8,097 SF Lab Space Available
- Four (4) fume hoods
- Three (3) sinks
- VCT tile in lab area
- Immediate access to a freight elevator
- Showers in all buildings
- 17 gas/electric package units per building
- Fiber & Copper Cable - Verizon & Comcast
- 50 tons of cooling
- 125 amp 208/240v feed

R.W. HOLMES
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION PLEASE CONTACT:

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FLOOR PLAN

BUILDING 1 - FIRST FLOOR

 2,700 SF Available



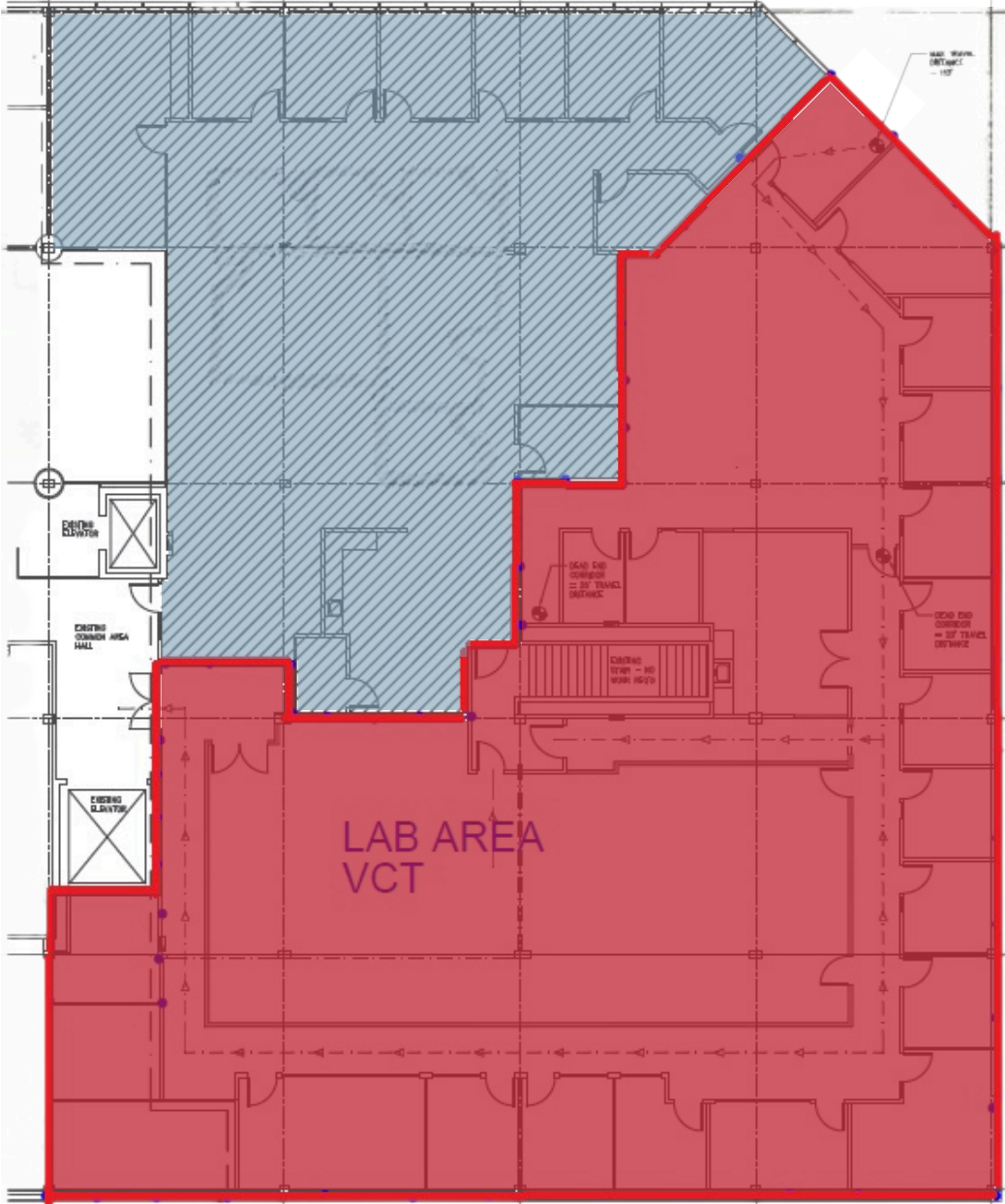
FLOOR PLAN

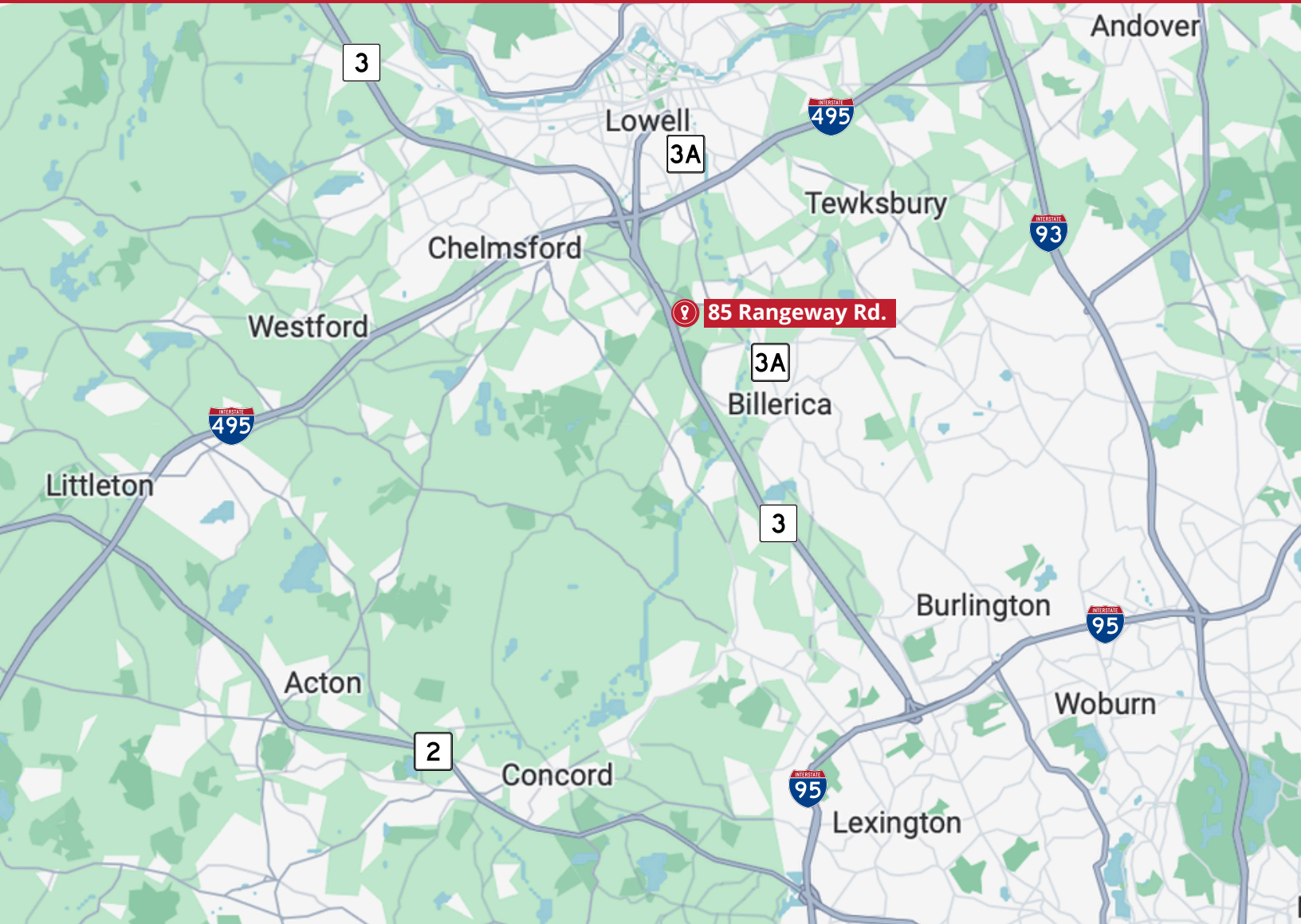
BUILDING 1 - SECOND FLOOR

 8,097 SF Available

 4,558 SF Available

12,655 SF Combined





Convenient Access

-  — 3 MILES
-  — 5 MILES
-  — 8 MILES

Amenities Within two miles

- Chipotle
- Casa Blanca Mexican
- Dunkin Donuts
- Feel Good Cafe
- Market Basket
- Panera Bread
- Starbucks