



6-10 COOK STREET

BILLERICA, MA

5,000 SF | FLEX SPACE AVAILABLE

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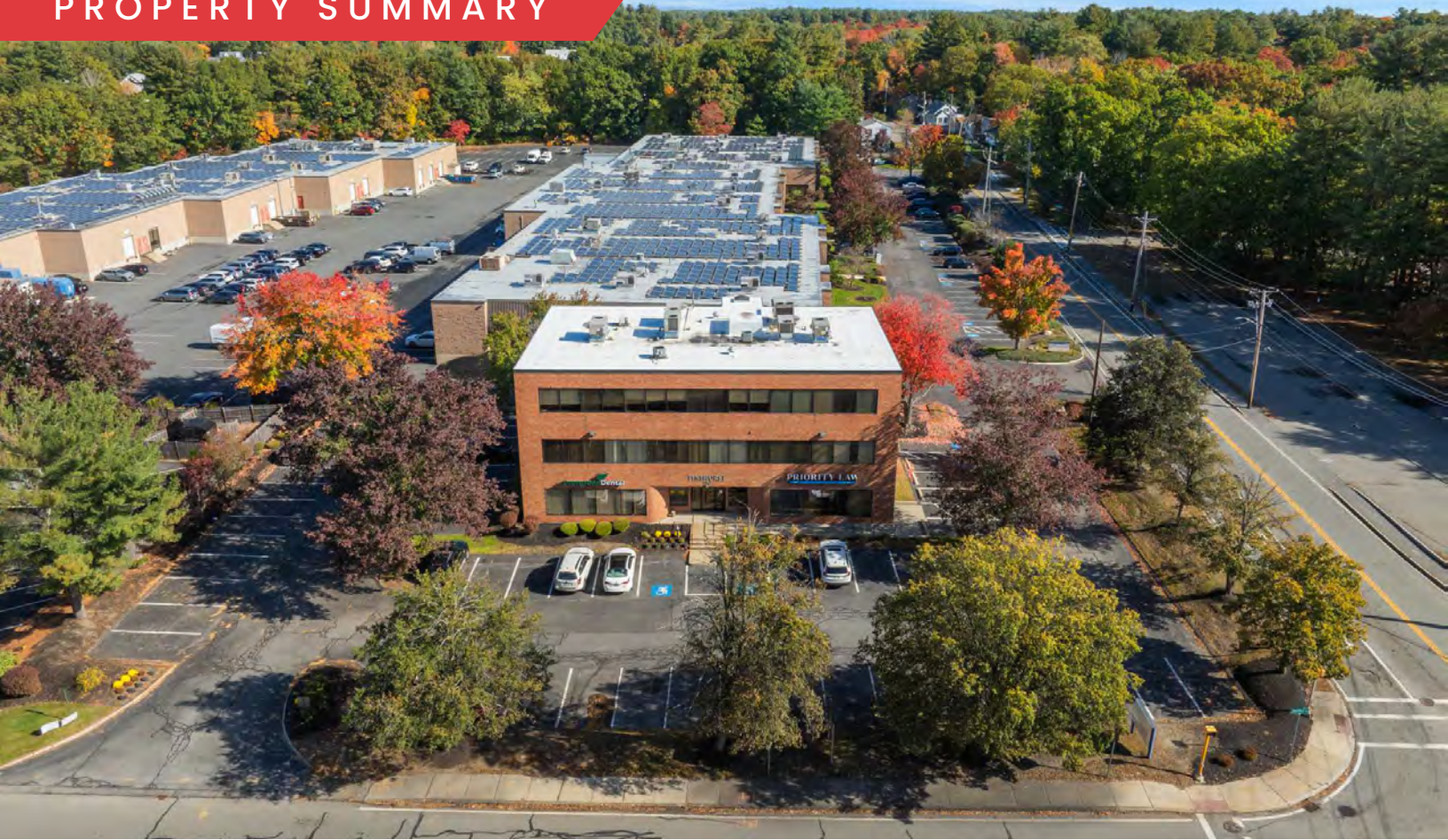
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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,000 SF Flex Space Available

PROPERTY HIGHLIGHTS

- Located in Pinehurst Business Park
- 3 Miles to Route 3
- 5 Miles to I-95
- 6 Miles to I-93
- 9 Miles to I-495
- 18 Miles to Boston

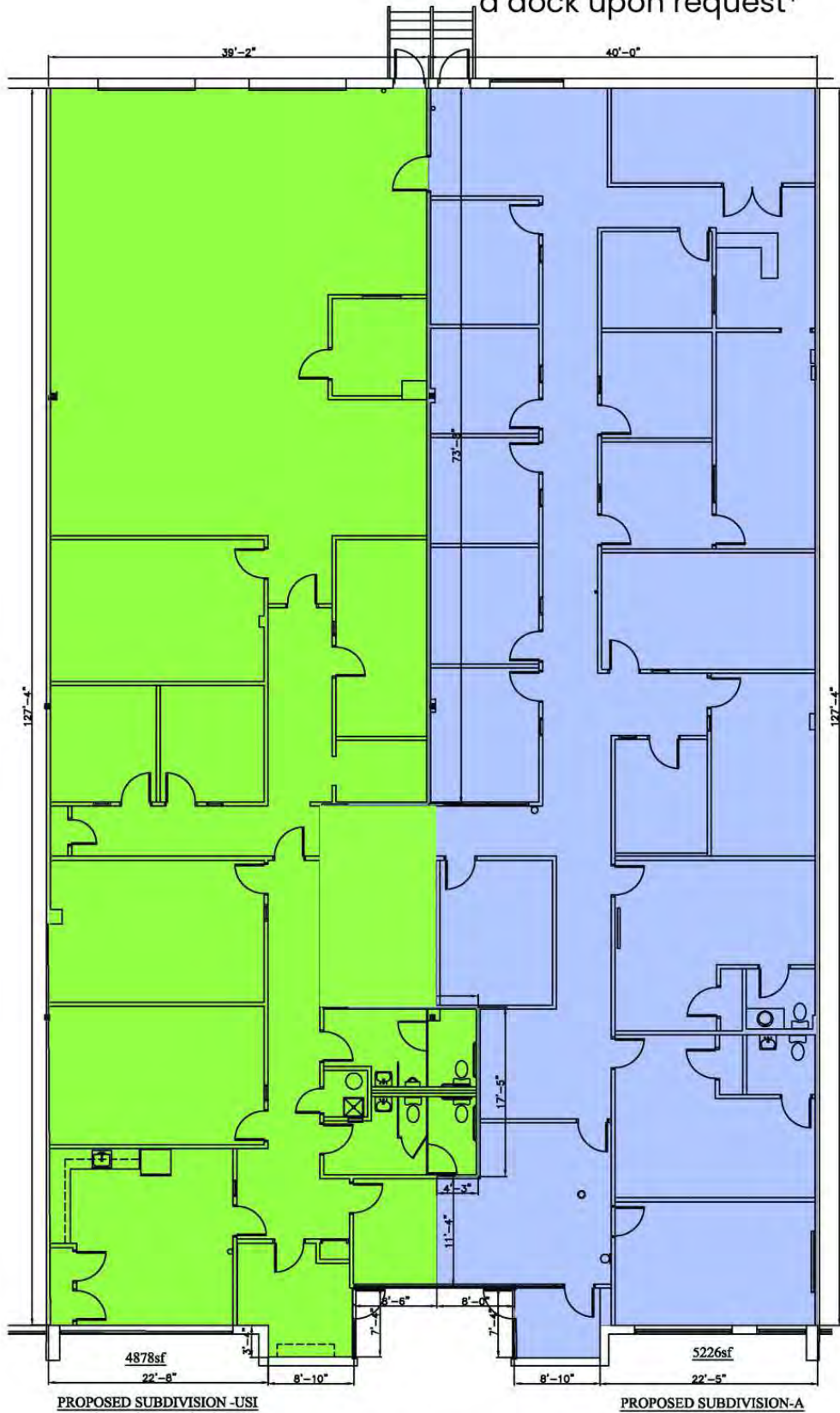
OFFERING SUMMARY

Building Size:	61,696 SF
Available SF:	5,000 SF
Lot Size:	6.46 Acres
Space Type:	BioTech/Lab Space
Clear Height:	16'
Power:	450 - 1,200a/277 - 480v 3p 4w Heavy
Gas:	Natural
Heating:	Gas
Lighting:	Flourescent
Sewer:	City
Water:	City
Lease Rate:	\$13.50 NNN

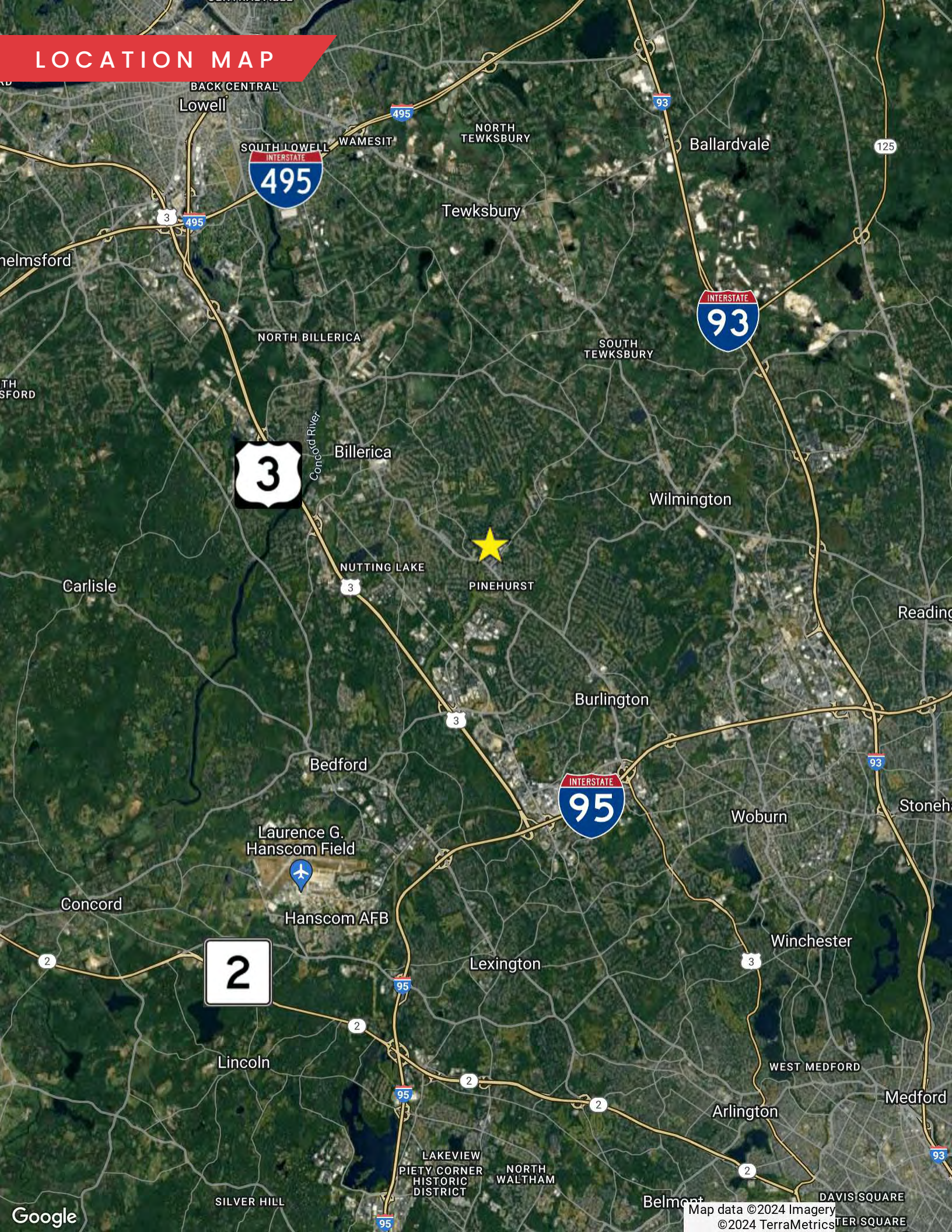
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,198	48,532	213,813
Total Population	54,332	134,040	573,896
Average HH Income	\$183,812	\$182,401	\$187,564



Could be converted into a dock upon request*



LOCATION MAP



Lowell



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