

**FOR SALE
OR
LEASE**

10 REPUBLIC ROAD BILLERICA, MA



6,000 SF OFFICE/WAREHOUSE WITH CONTRACTOR YARD

» As the exclusive agent, The Stubblebine Company is pleased to offer 10 Republic Road, Billerica, MA, a 6,000 SF Flex/Warehouse/Contractor Yard building on 1.056 acres for Sale or Lease:

- Conveniently located just off Route 3 at Exit 28
- Recently renovated office space
- Contractor yard
- Zoned Industry
- 1.056 Acres



CONTACT:

CHRIS MICHNIEWICZ

774-994-1698



**EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL**



PROPERTY SPECIFICATIONS

BUILDING SIZE:	6,000 SF
AVAILABLE FOR LEASE:	100%
LAND AREA:	1.056 ACRES
ZONING:	IND WHS
CLEAR HEIGHT:	13'
DRIVE IN DOORS:	TWO (2) 12' OVERHEAD DOORS
YEAR BUILT:	1973
POWER:	600 AMP / 3 PHASE 120/208
UTILITIES:	TOWN WATER / SEWER
SPRINKLER:	WET SPRINKLER
HVAC:	HEAT - WAREHOUSE / AIR CONDITIONING - OFFICE
HEAT:	GAS
LIGHT BULBS:	LED
PARKING:	6 LINED SPACES IN FRONT - ADDITIONAL ON SIDE
OPERATING EXPENSES:	\$16,000 / YR - \$2.67/SF
TAXES:	\$17,962.50 / YR - \$2.99/SF



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PHOTOS



EXCLUSIVE LISTING AGENT
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CORPORATE NEIGHBORS



Inventek Systems
Embedding Connectivity Everywhere



LOCAL AMENITIES

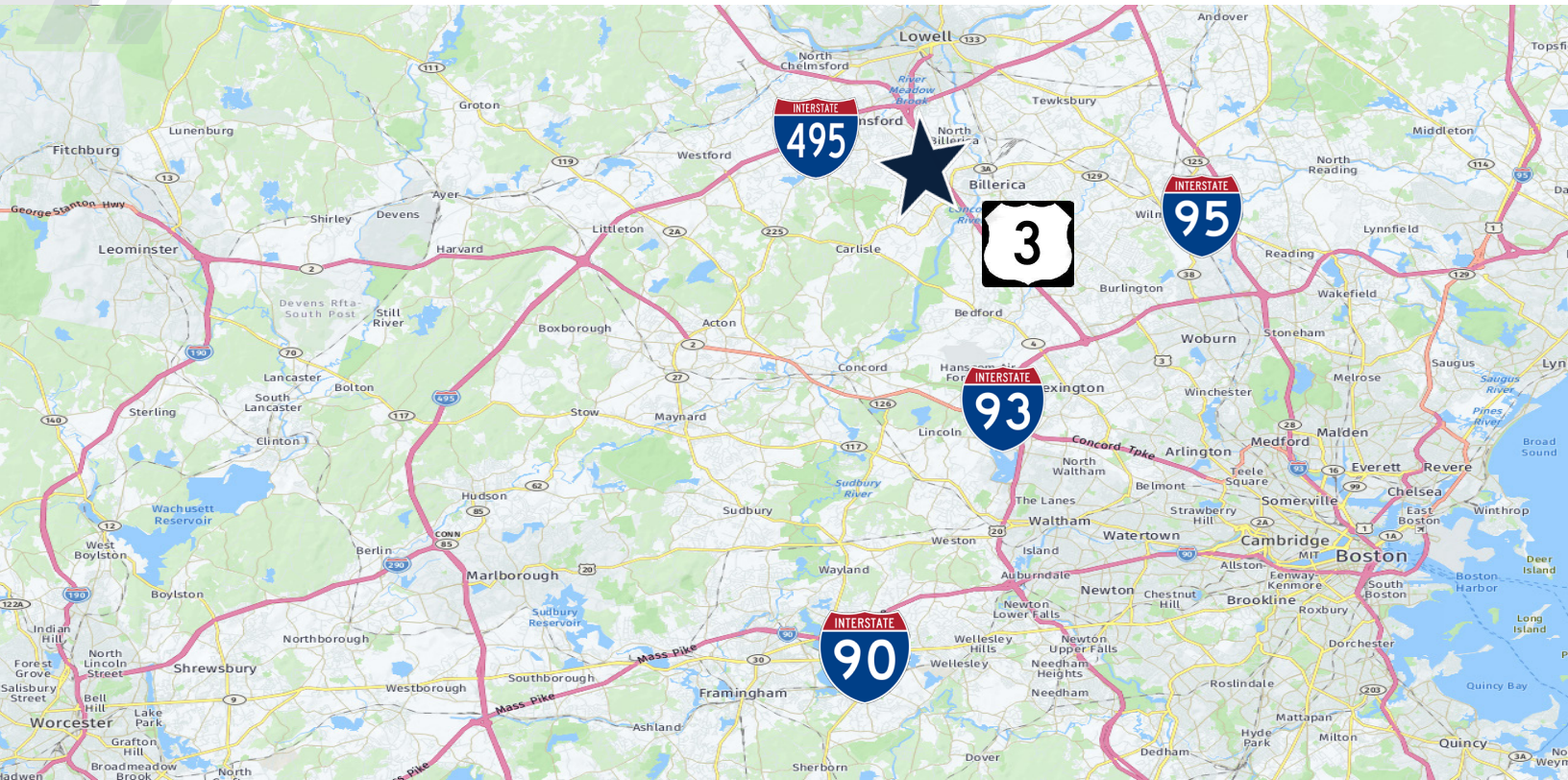


RESTAURANT & PUB



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LOCATION



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CHRIS MICHNIEWICZ 774-994-1698

DAVID STUBBLEBINE 617-592-3391

Distance To



.15
miles



4
miles



7
miles