

**AVISON
YOUNG**

100-200 Chelmsford Rd
Billerica, MA



100 CHELMSFORD RD
15,782 SF

**WAREHOUSE/MANUFACTURING
WITH OUTDOOR STORAGE AVAILABLE FOR LEASE**



12,000 SF
200 CHELMSFORD RD



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

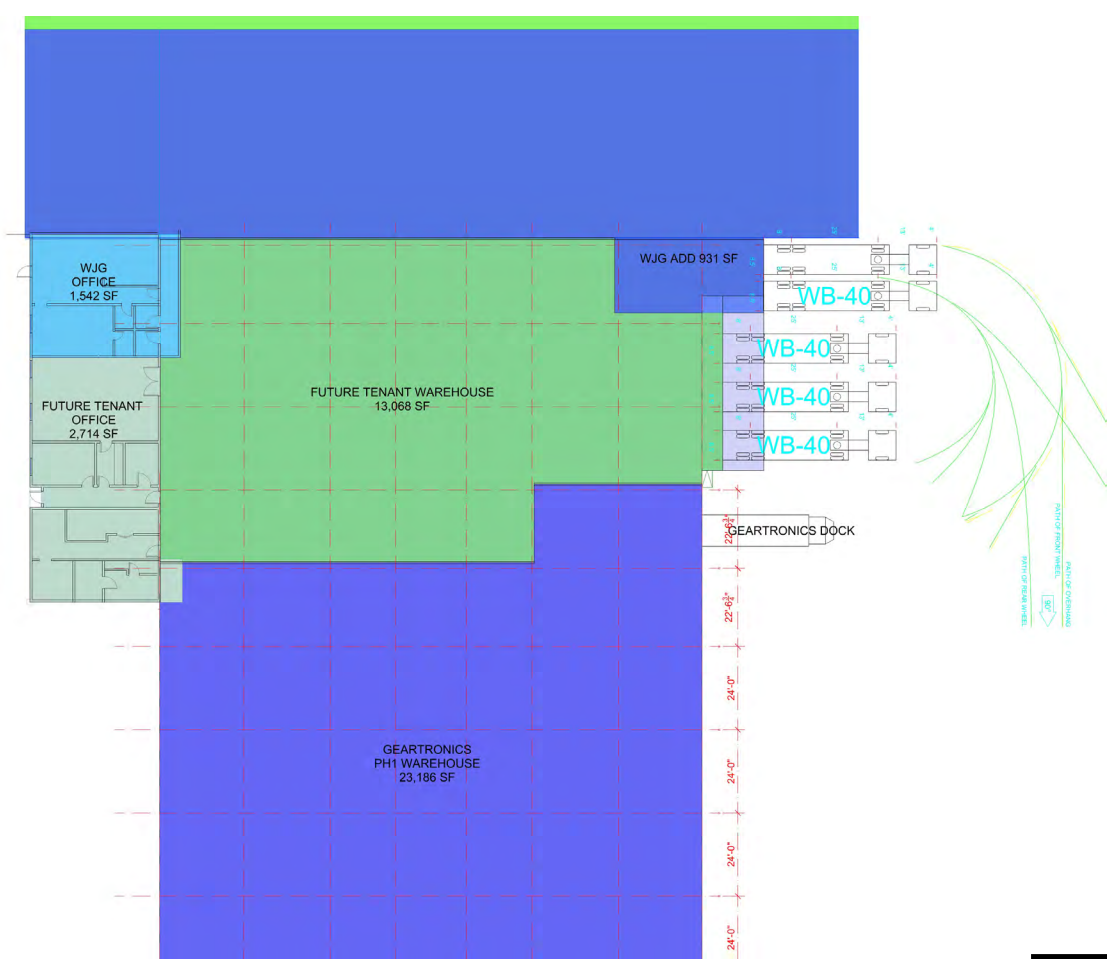
Warehouse



Warehouse



FLOOR PLAN 15,782 SF





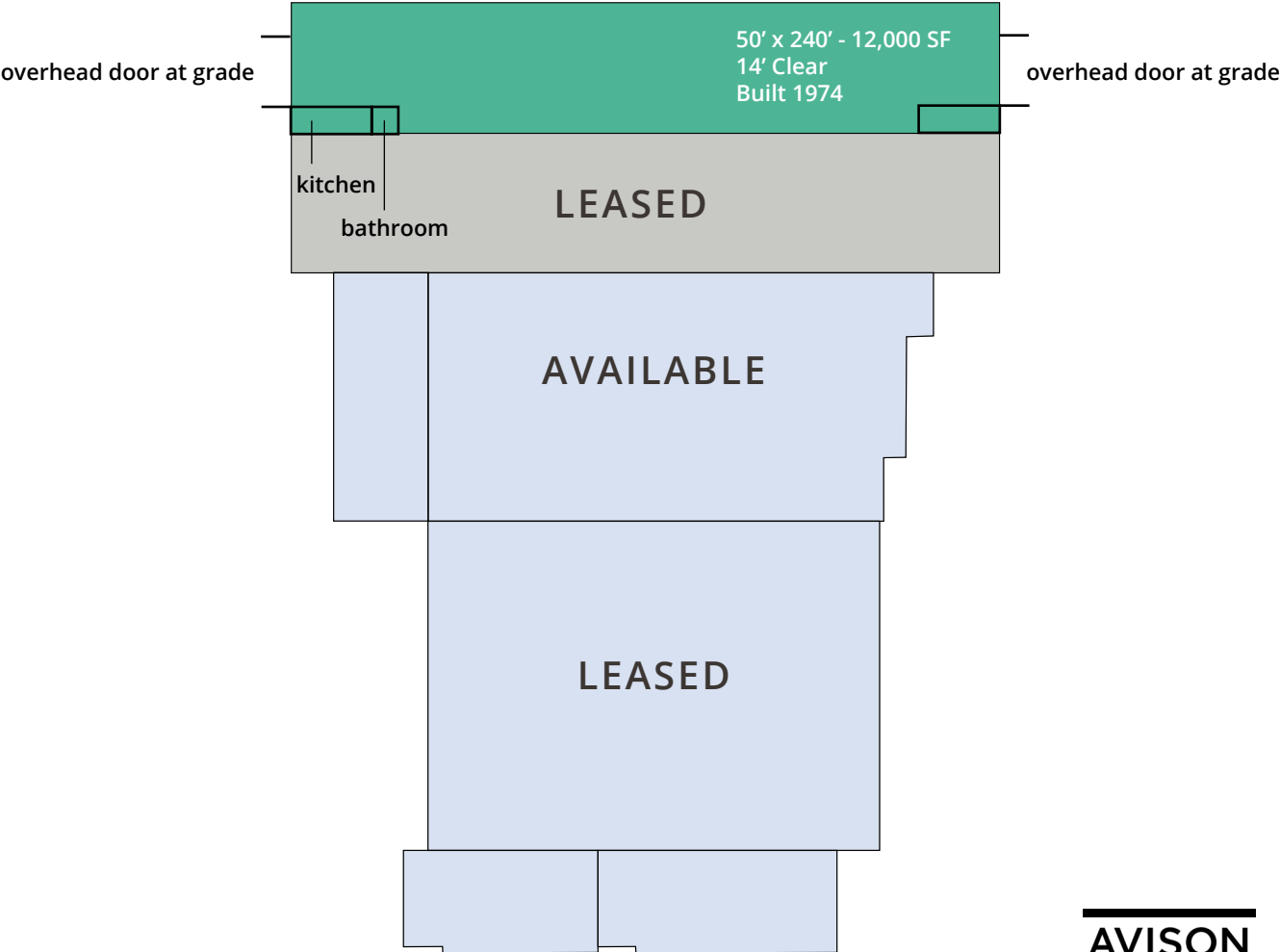
200 Chelmsford Overview

SIZE:	12,000 SF (50' x 240') can be subdivided
CLEAR HEIGHT:	14'-0" Clear to Bar Joist
LOADING:	One (1) 10'x10' Automatic roll-up door at grade One (1) 10'x10' manual roll-up door at grade - glass
YEAR BUILT:	1974 - Major improvements in Fall 2018
CONSTRUCTION:	Slab on grade, CMU block walls, deck & bar joists
POWER:	600-amp 480-volt three phase power building service (capacity available) One (1) - 400-amp 600 V 3 phase tenant panel Two (2) 100-amp 480-volt tenant panels
HVAC:	Heat via 3 gas unit heats. Breakroom has mini split with wall mounted condenser.
SPRINKLER:	New Sprinkler in 2018 with upgraded hazard for storage use. Tested annually.
FIRE ALARM:	Fire Alarm, Smoke Detectors throughout. Remote monitored
WATER:	Town water
SEWER:	Wastewater via septic system
PARKING:	Ample parking either end of building



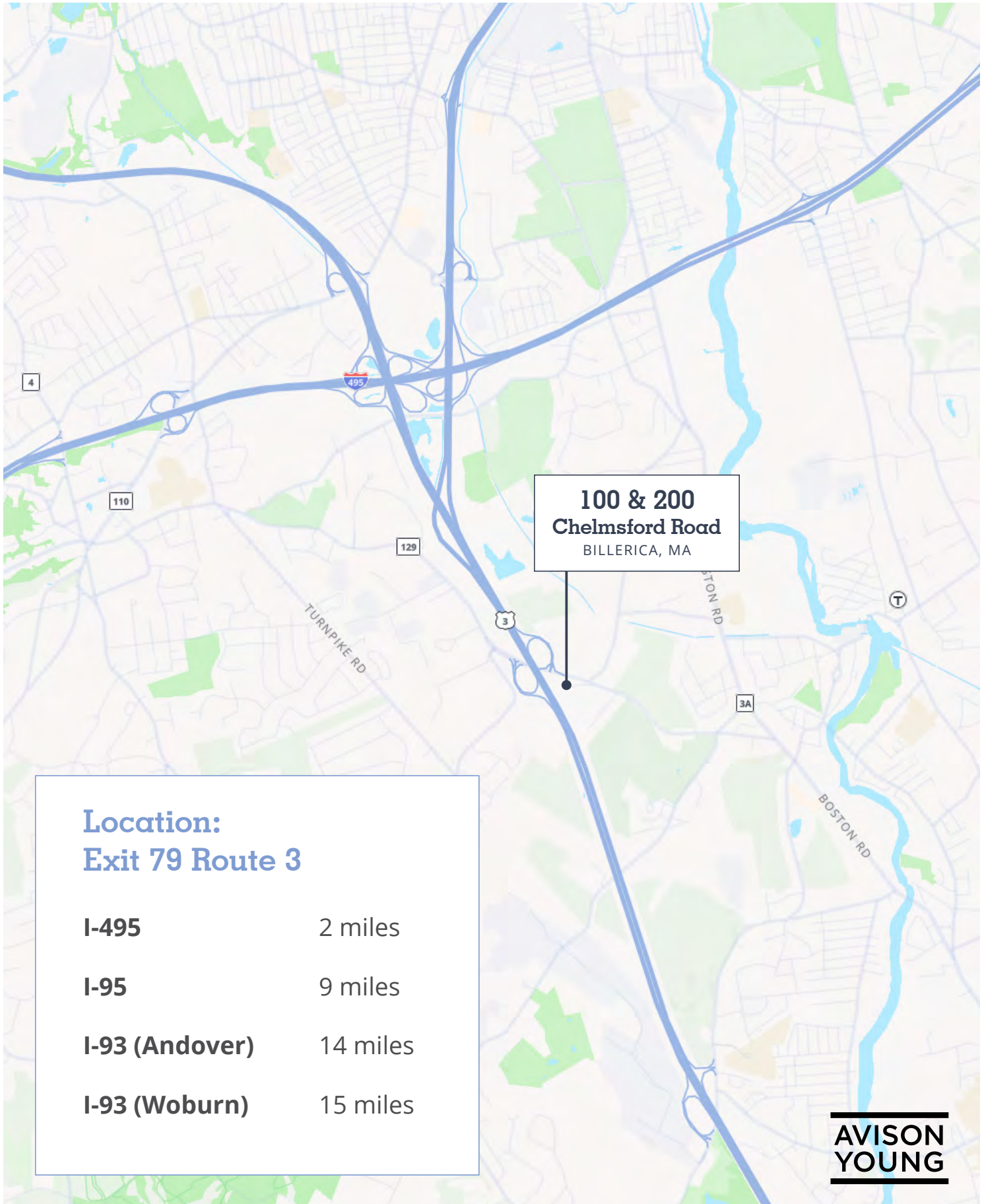
Interior

FLOOR PLAN 12,000 SF



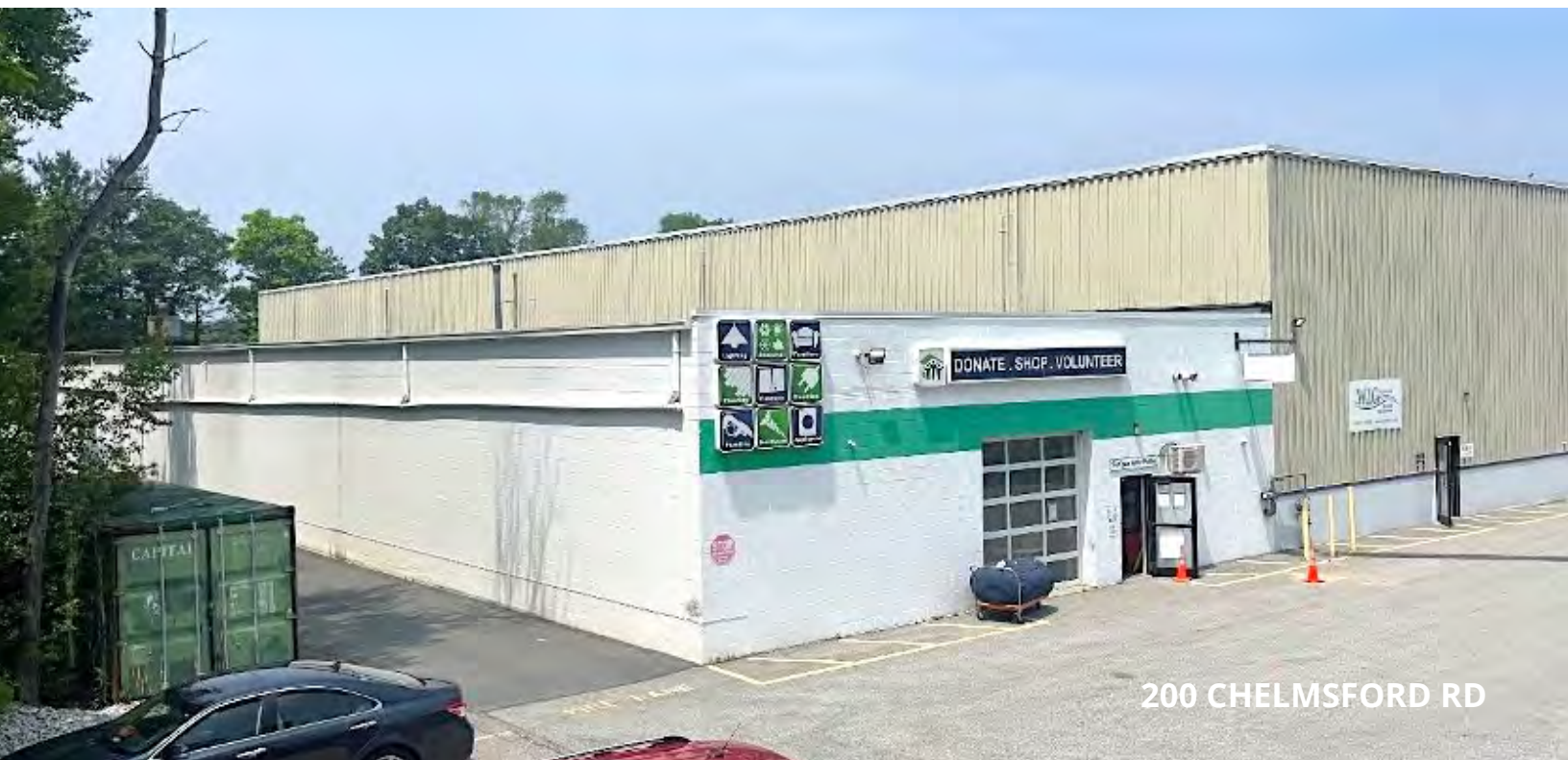
NEARBY AMENITIES







100 CHELMSFORD RD



200 CHELMSFORD RD

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