

**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

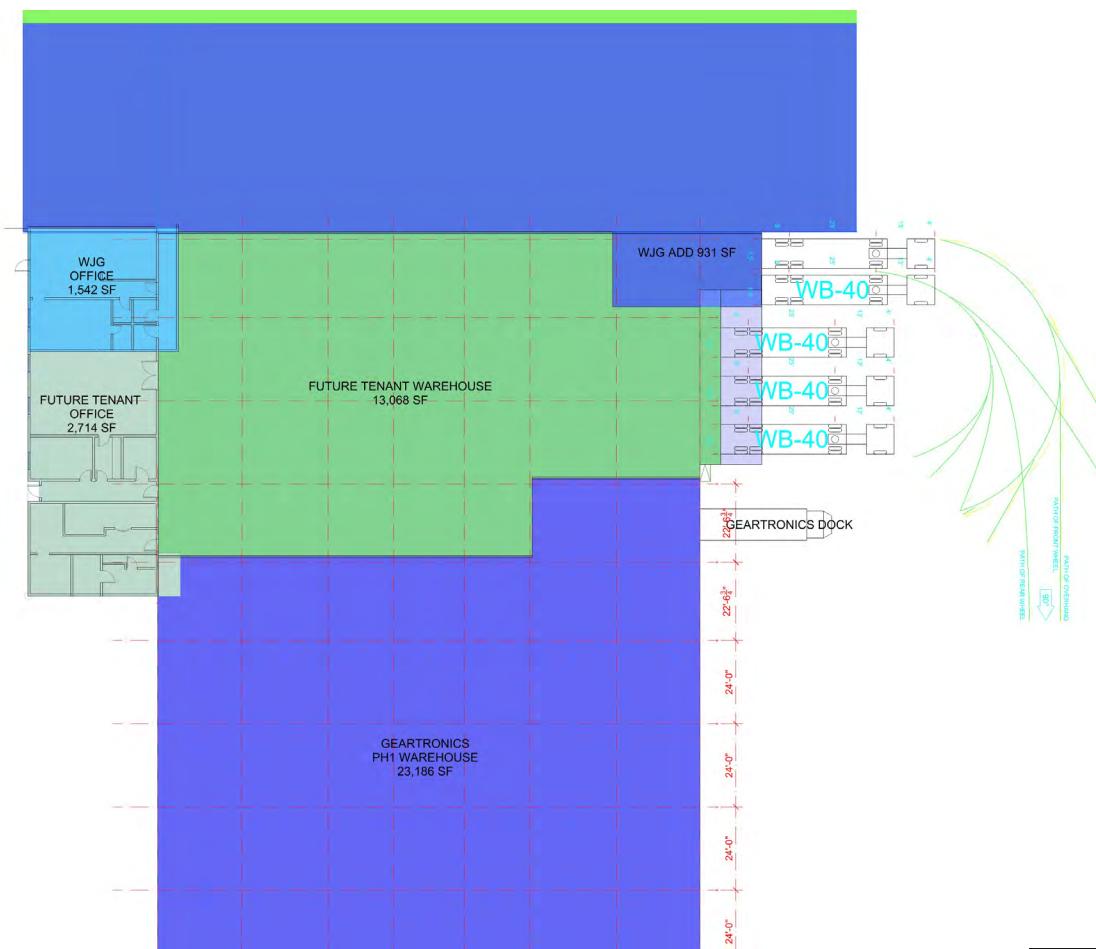
Warehouse



Warehouse



FLOOR PLAN 15,782 SF



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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

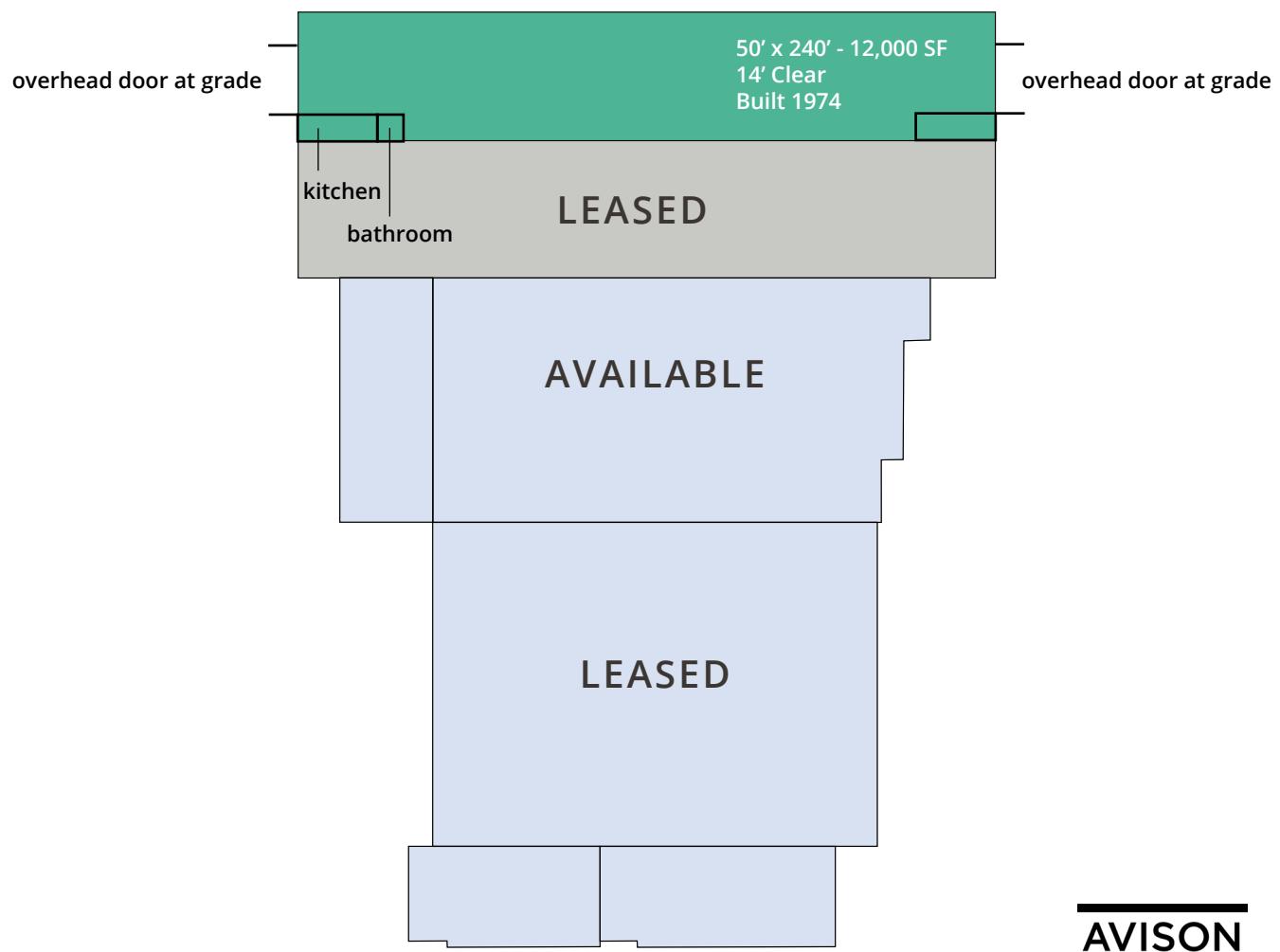
WATER: Town water

SEWER: Wastewater via septic system

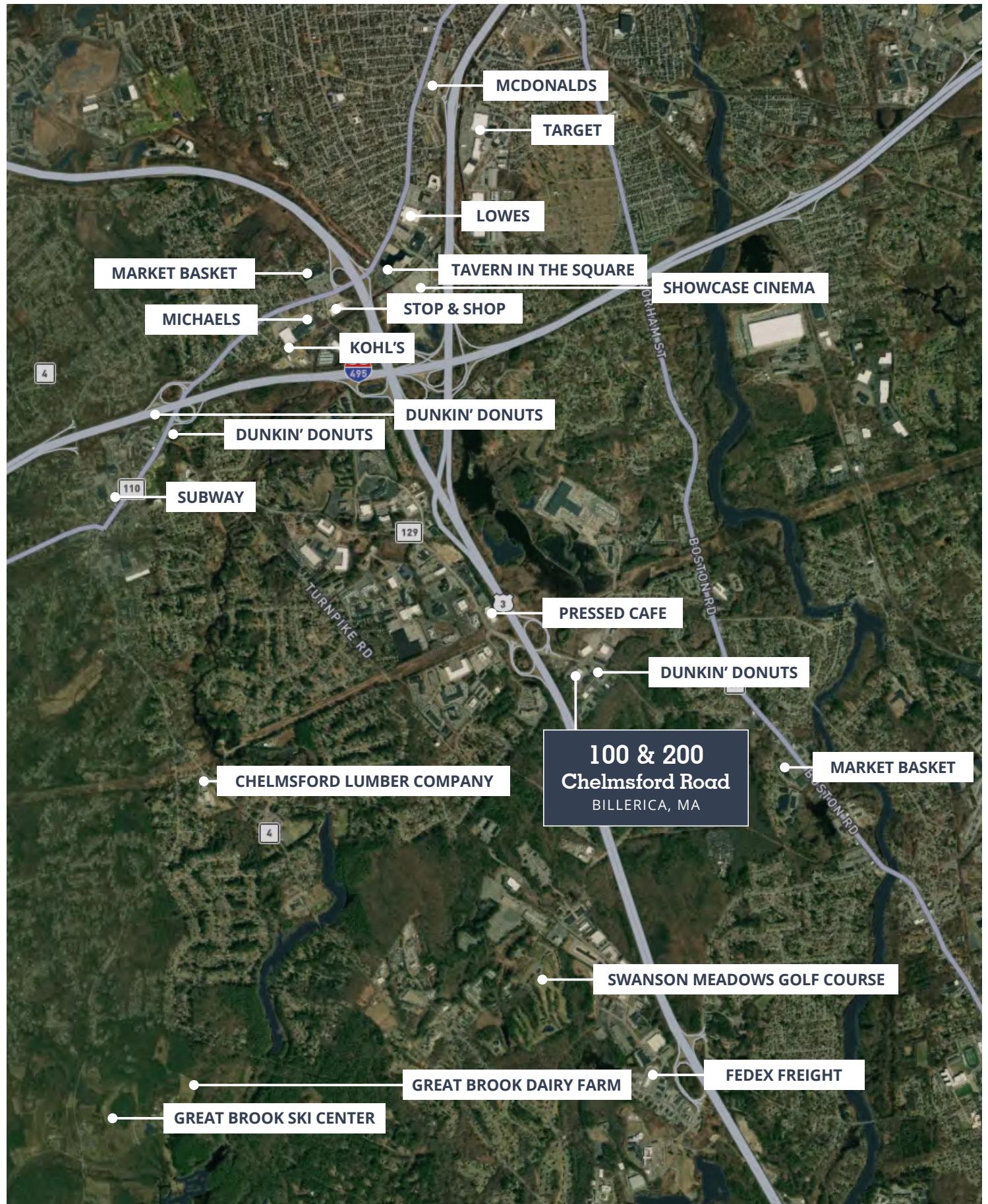
PARKING: Ample parking either end of building

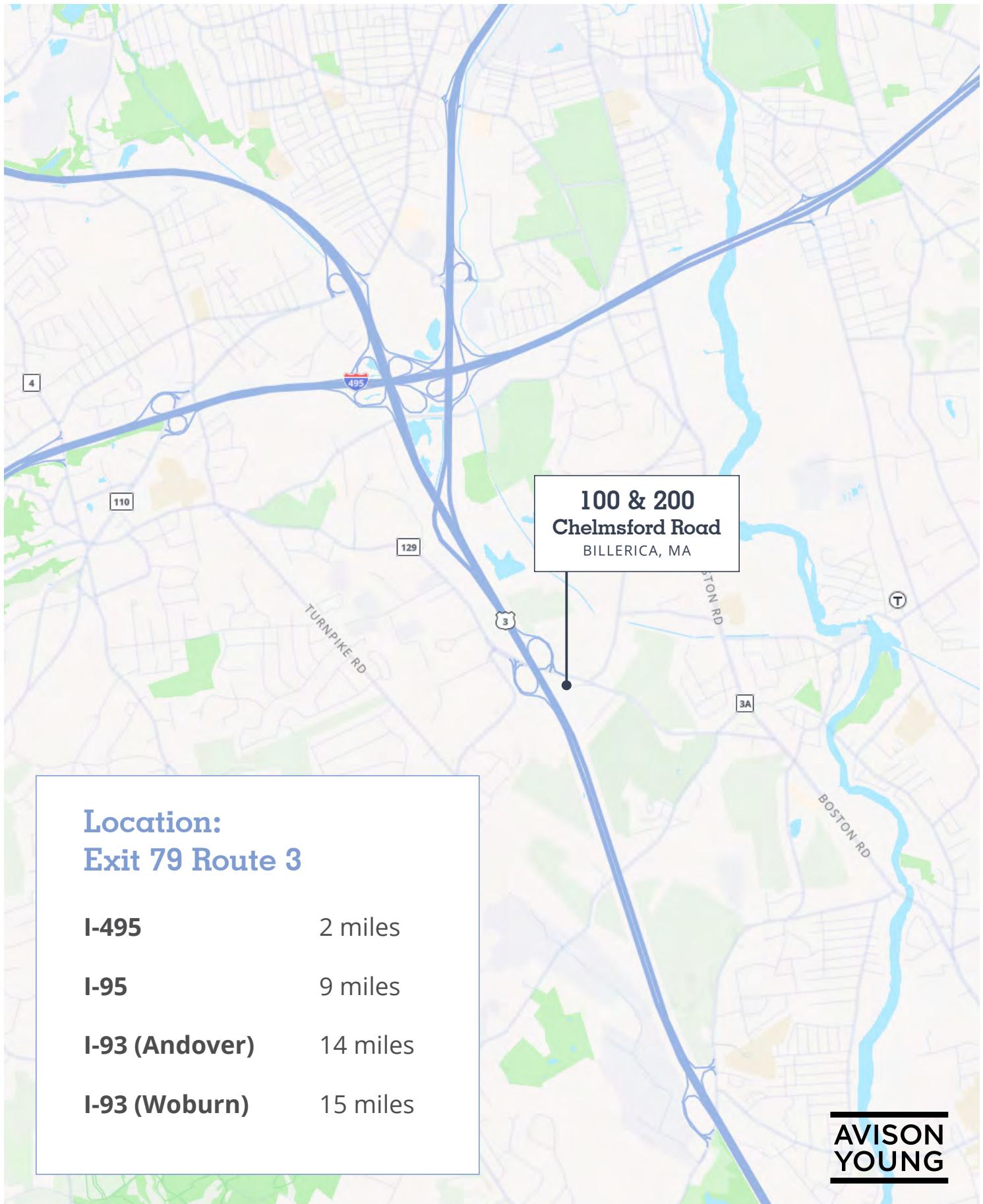


FLOOR PLAN 12,000 SF



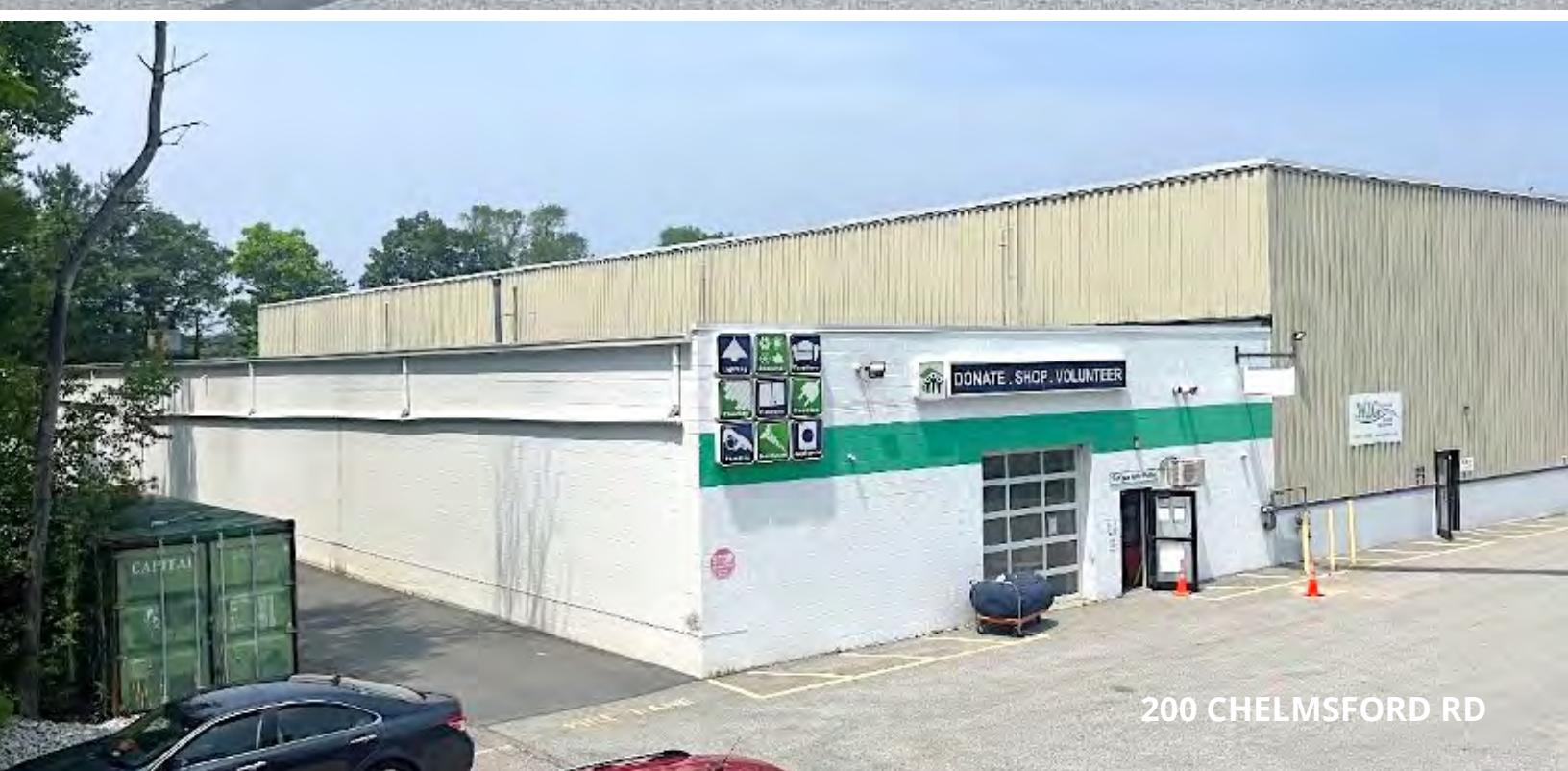
NEARBY AMENITIES







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