

± 16,153 SF • FOR LEASE

FULLY AIR-CONDITIONED FLEX/R&D SPACE AVAILABLE

35 DUNHAM ROAD • BILLERICA, MA



AVAILABLE JULY 2024

PROPERTY DESCRIPTION

CBRE is pleased to present ±16,153 SF of flex/R&D space at 35 Dunham Road, Billerica, Massachusetts. With 16' clear height, two loading docks and ample parking, this fully air-conditioned suite can accommodate a wide variety of users. The building offers ideal access for commuting and distributing with access to Route 3, Route 128 and Interstate 95.

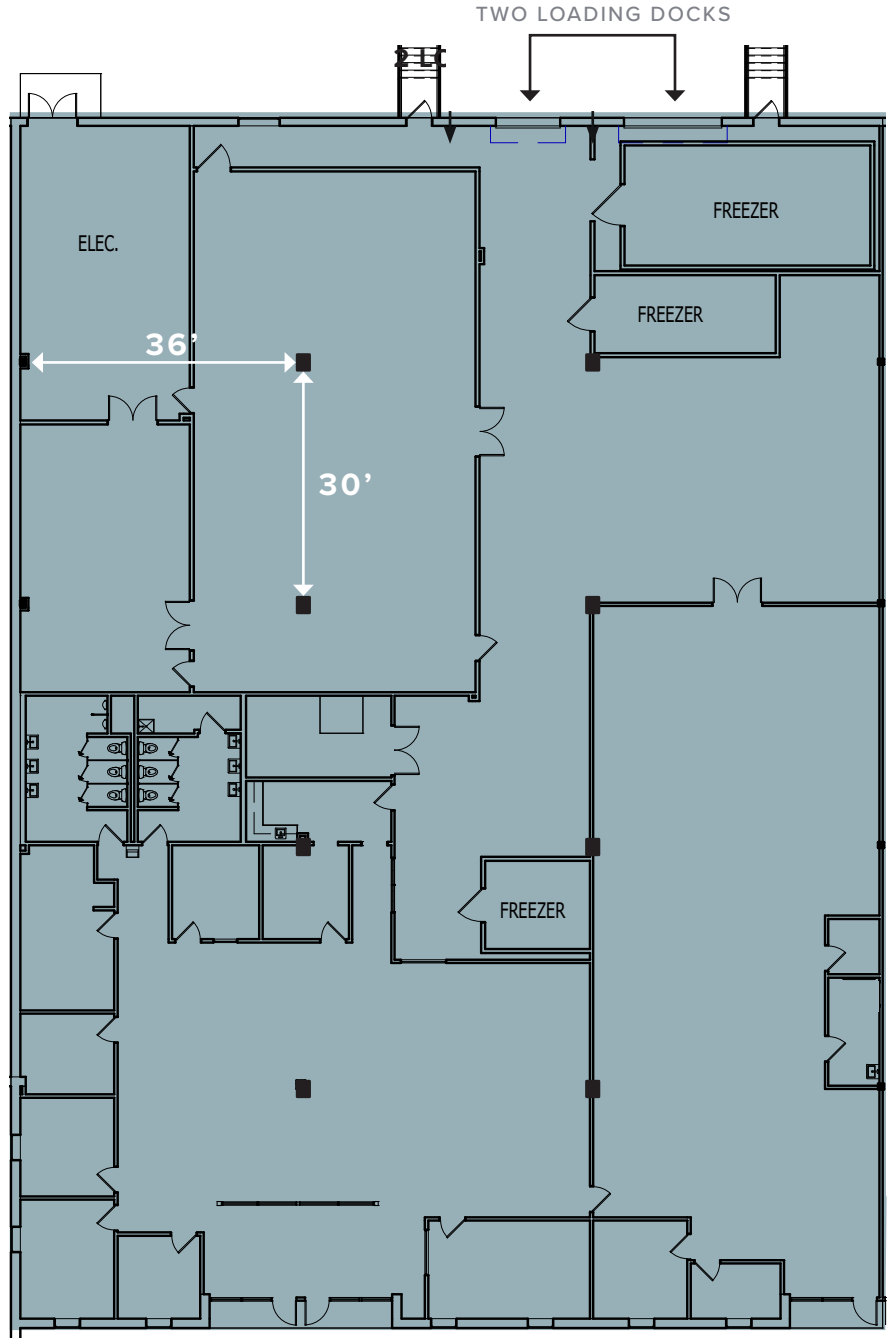
BUILDING SPECIFICATIONS

- + **TOTAL BUILDING SIZE:** ±65,912 SF
- + **AVAILABLE SPACE:** ±16,153 SF (Suite 600B)
- + **ACRES:** ±5.79
- + **YEAR BUILT:** 1984
- + **CLEAR HEIGHT:** 16' (to joist)
- + **COLUMN SPACING:** 36' x 30' (typical)
- + **PARKING** ±1.80/1,000 SF
(±29 auto spaces)
- + **LOADING:** Two (2) loading docks
- + **SPRINKLER:** Wet system
- + **POWER:** 1600A
- + **ROOF:** Rubber membrane ballasted
- + **HVAC:** Fully air-conditioned; rooftop units
- + **UTILITIES:**
 - **Gas:** National Grid
 - **Electric:** National Grid
 - **Sewer/Water:** Town of Billerica



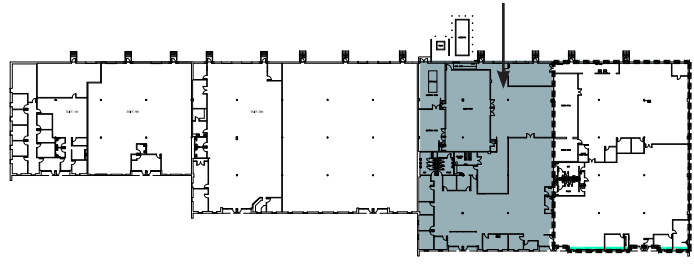
FLOOR PLAN

AVAILABLE SF: ±16,153 SF (SUITE 600B)









SUITE 600B

FULL BUILDING
FLOOR PLAN

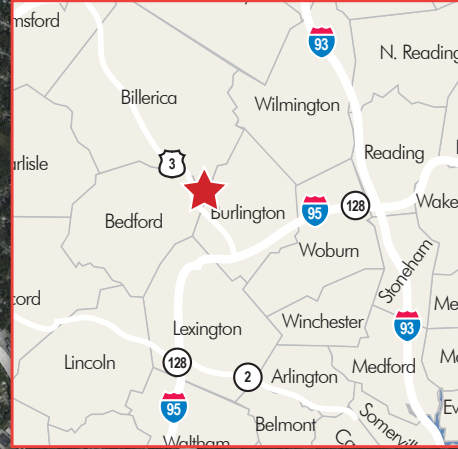


±16,153 SF • FOR LEASE

DISTANCE TO

-  **DOWNTOWN BOSTON:** ±21.7 mi
-  **LOGAN AIRPORT:** ±23.7 mi
-  **ROUTE 3:** ±1.5 mi
-  **I-95:** ±3.5 mi
-  **I-93:** ±9 mi
-  **I-495:** ±9.2 mi

**35 DUNHAM ROAD
BILLERICA, MA**



BURLINGTON MALL

- NORDSTROM
- macys
- KOHL'S
- The Cheesecake Factory
- Crate&Barrel
- FOREVER 21
- Eddie Bauer
- amc PRESSED GOLF
- PRIMARK
- Staples
- Apple
- TAVERN SQUARE
- YING SHUI

3RD AVE

- REDSTONE
- Wegmans
- KINGS
- THE BANCROFT
- KOHLER
- xfinity

CONTACT US

ROB BYRNE

Executive Vice President
+1 617 827 7486
robert.byrne1@cbre.com

BRIAN MCKENZIE

Executive Vice President
+1 617 439 7813
brian.mckenzie@cbre.com

JULIANA FIORE

Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE