

275

Billerica Road, Chelmsford, MA



13,781 RSF of Industrial/Flex Space Available

www.ahoproperties.com

Joel Aho, President

Aho Properties, LLC

91 Bartlett Street, Marlboro, MA 01752

(508) 868-0216

AHO
PROPERTIES

275 Billerica Rd., Chelmsford, MA



275 Billerica Road is located conveniently on Route 129, one-half mile from the RT 3/129 interchange and just south of I-495, providing easy access to New England's major highways as well as a quasi-retail presence on Billerica Road (Rte. 129). Immediate local amenities include several restaurants and a gym.

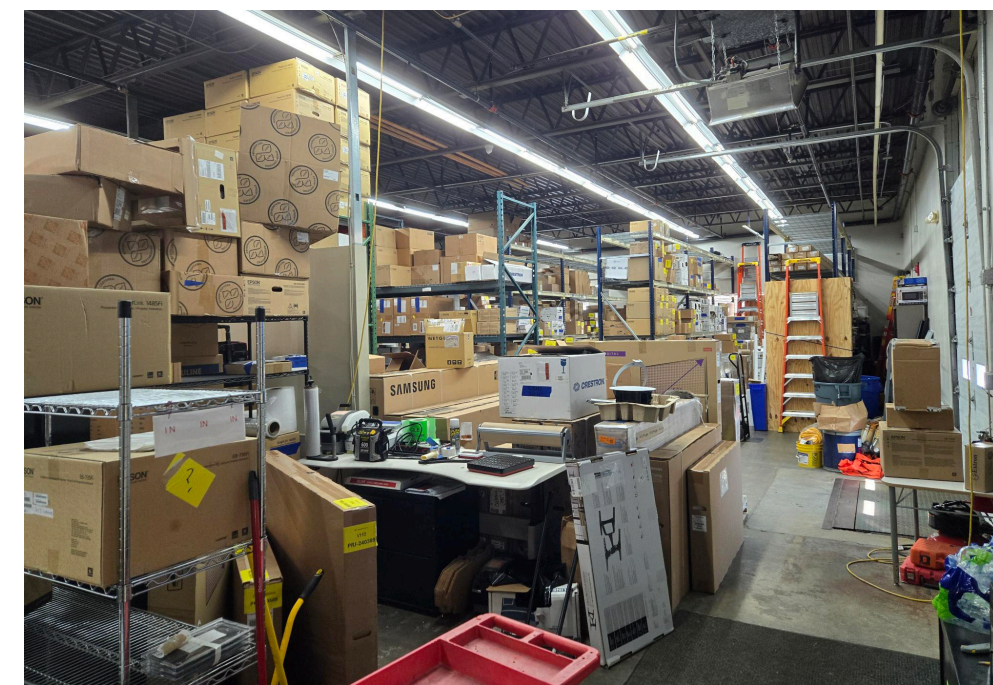
Space A

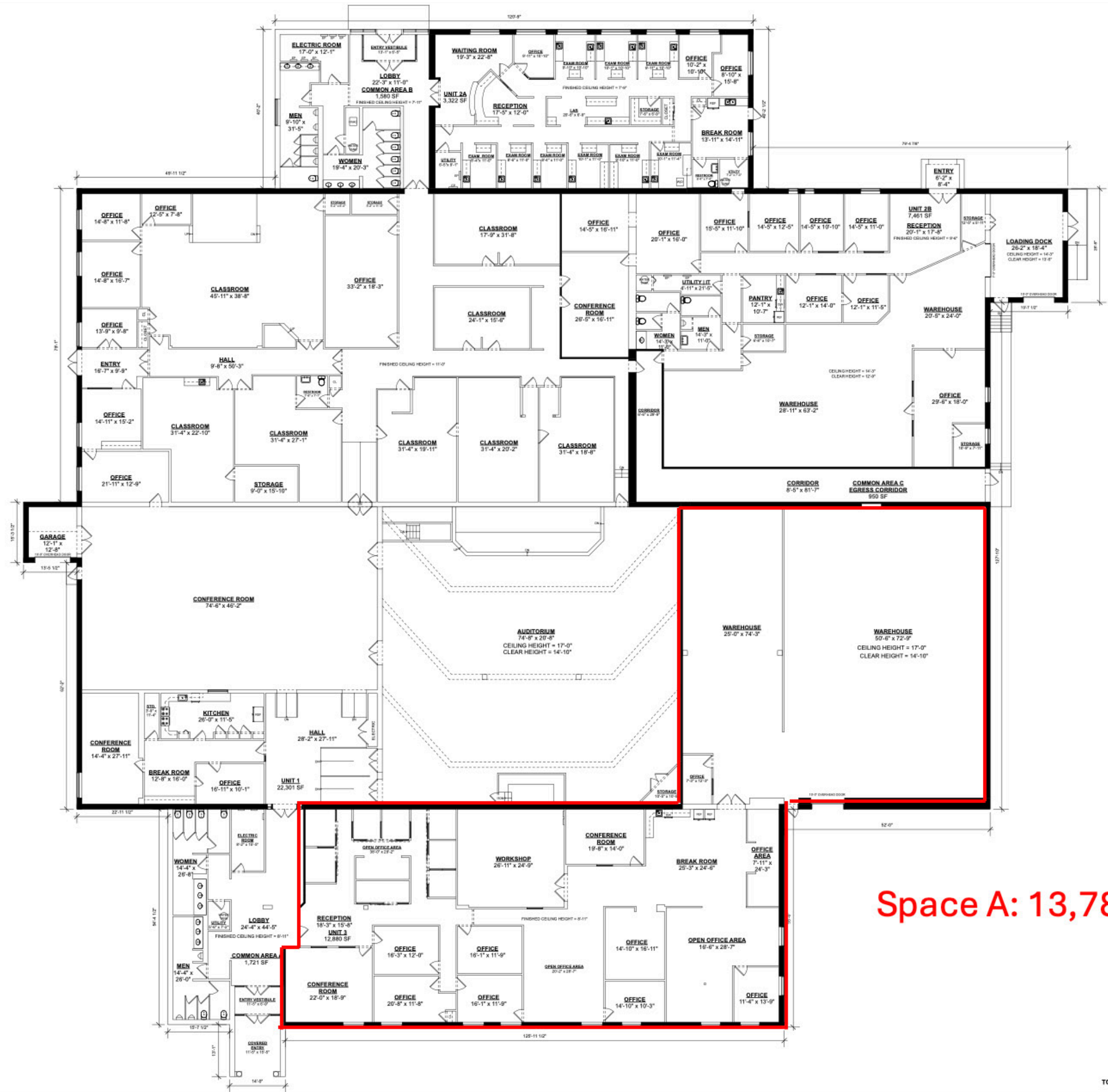
Area: 13,781 RSF

Ceiling Height: 14'

Power: 200 amps at 480 volts

Loading: One (1) 8' x 10' loading dock





Space A: 13,781 RSF

BUILDING AREA CALCULATIONS

UNIT 1	= 22,301 SF
UNIT 2A	= 3,322 SF
UNIT 2B	= 7,461 SF
UNIT 3	= 12,880 SF
TOTAL RENTABLE AREA	= 45,964 SF
COMMON AREA A	= 1,721 SF
COMMON AREA B	= 1,580 SF
COMMON AREA C	= 950 SF
TOTAL GROSS BUILDING AREA	= 50,215 SF

NATIONAL FLOOR PLANS
398 COLUMBUS AVENUE, SUITE 100
BOSTON, MA 02116 (800) 328-0217

REVISIONS			
DATE	BY	NO.	DESCRIPTION

275 BILLERICA ROAD
CHELMSFORD, MA

PROJECT NUMBER:	
DATE:	JULY 2024
SCALE:	1" = 10'-0"
DRAWN BY:	APPROVED BY:

SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:
A-1



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Legal Disclaimer:

All statements and conditions contained herein are subject to errors, omissions, prior lease/sale or removal from the market without notice



Joel Aho, President

Joel has over 15 years of experience in assisting companies and property owners with their real estate objectives. His scope of work during this time has included land and building sales, office and industrial leases, consulting services, tenant and landlord/ owner representation as well as investment sales. 2021 sales volume was in excess of \$20,000,000. Joel holds a bachelor of science in business management from Babson College with a concentration in finance and real estate.

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