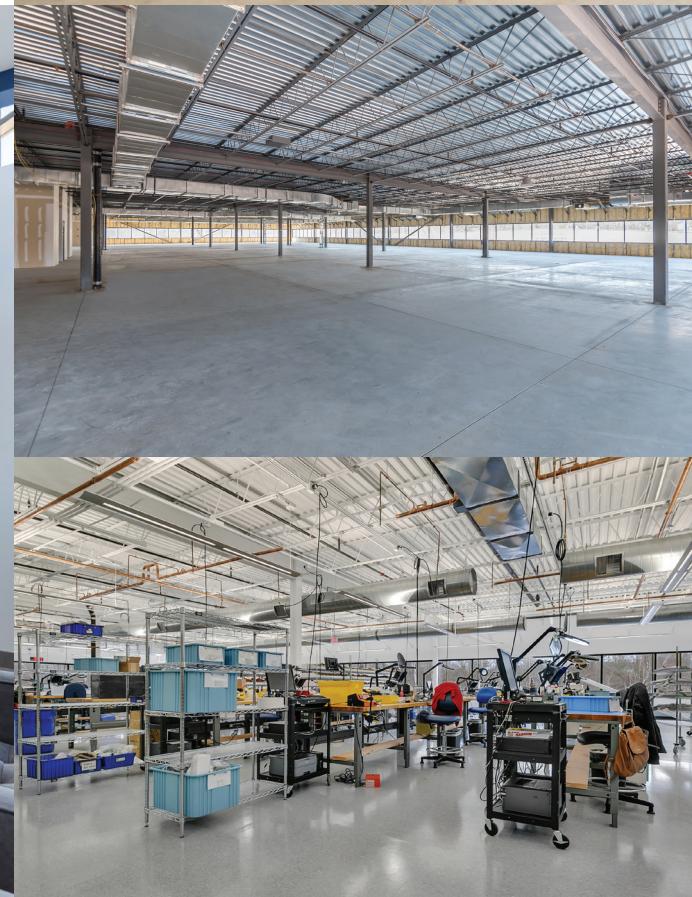




# HIGHLIGHTS

Welcome to 95 Billerica—a fully customizable, 52,000 SF light industrial opportunity in North Billerica, MA. This two-story building has been meticulously designed to meet the operational needs of today's most demanding users looking to scale production, launch specialty R&D, or pioneer the next big breakthrough.

The building's bright, whitewashed interiors are designed for flexibility and performance, and with robust power capacity, climate-controlled environments, and ideal single- or multi-tenant layouts, 95 Billerica delivers both utility and adaptability.



## POWER

2,000 AMPS dedicated to the first floor, additional power is available



## LOADING

2 tailboard docks



## ACCESS

Route 3 & I-495 direct access



## FULLY AIR CONDITIONED



## PARKING

3.5/1,000



## FREIGHT ELEVATOR

(5,000 lb. load)

# BUILDING SPECS

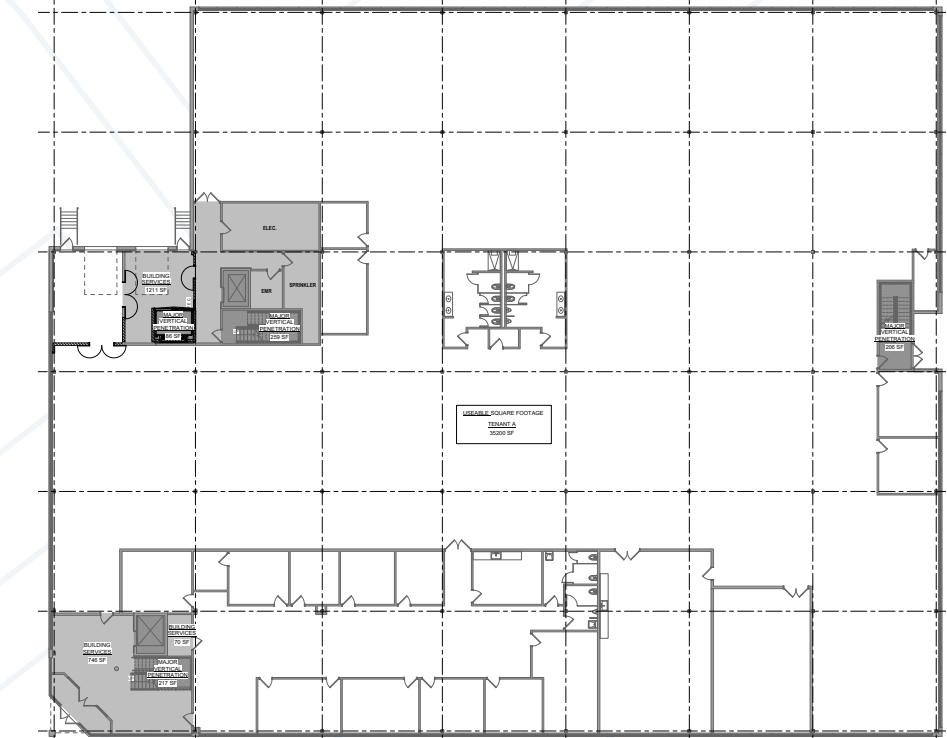
BUILDING SIZE	74,031 SF
LOT SIZE	13.12 Acres
CLEAR HEIGHT	14' to deck, 12' to joist
LOADING	2 Tailboard Docks
COLUMN SPACING	35x30
POWER	2,000 AMPS / 277-480V 3 PHASE
PARKING RATIO	3.55/1,000 SF
LIGHTING	LED
SPRINKLER	Wet
FULLY AIR CONDITIONED	50 Ton Trane Unit will be in good working order
ZONING	Industrial District
UTILITIES	<ul style="list-style-type: none"> <li>• Natural Gas</li> <li>• Sewer - City</li> <li>• Water - City</li> </ul>



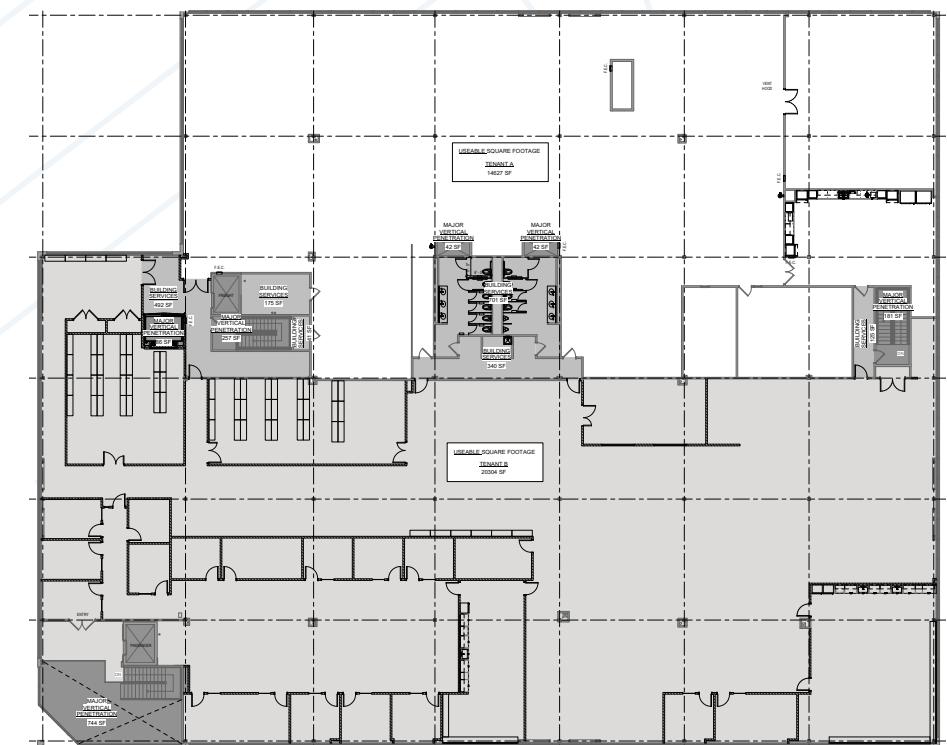
# AVAILABILITIES

Designed to evolve with your business, 95 Billerica accommodates a range of tenant types—from light manufacturing to R&D, specialty production, or distribution. The layout and infrastructure support high-performance operations, and the building's modern shell is ready for customization.

P 1ST FLOOR  
36,300 SF (FLEX)

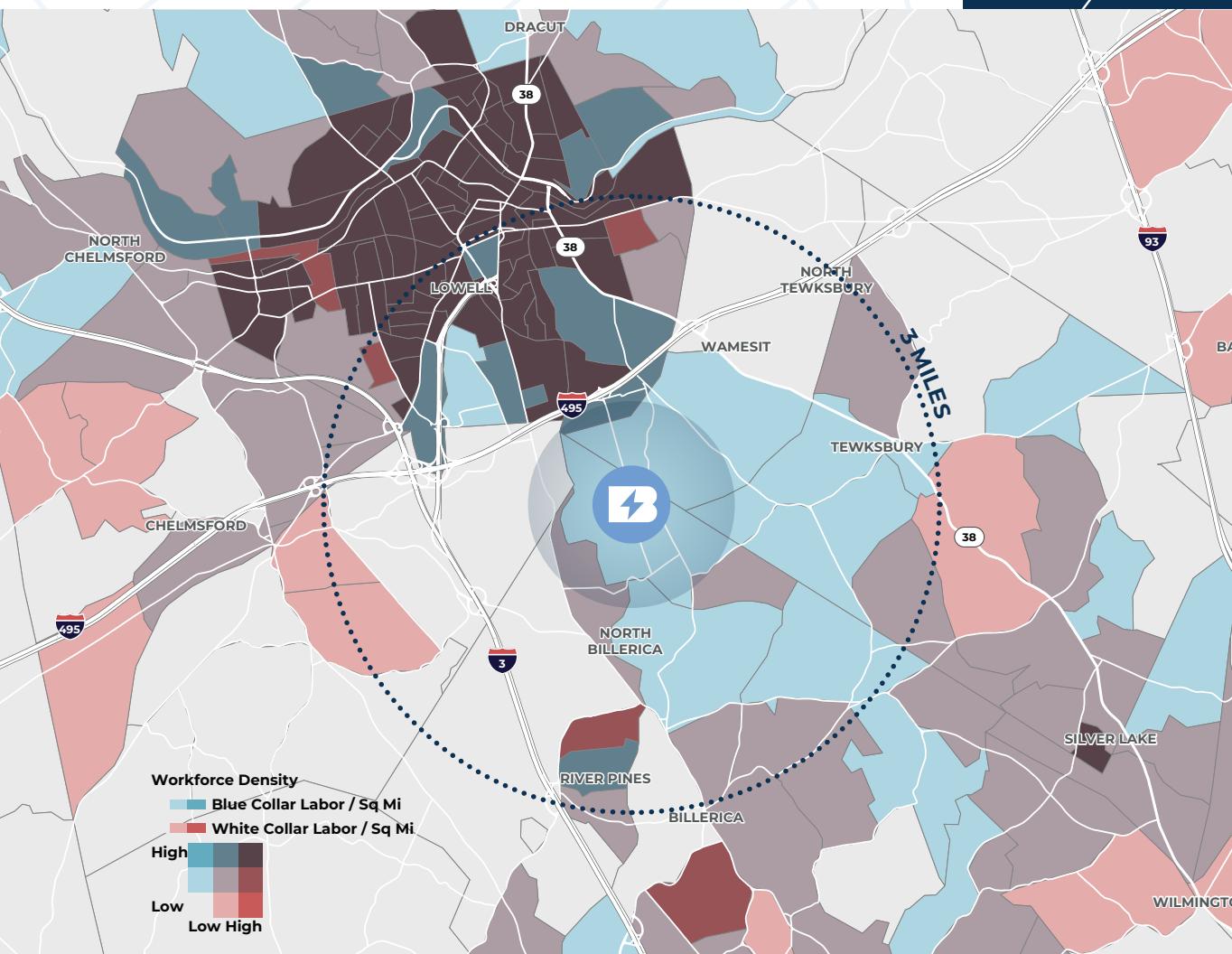


P 2ND FLOOR  
15,800 SF (FLEX)



# LOCATION, LOGISTICS AND ACCESS

Centrally positioned in North Billerica, MA with immediate access to I-495 and Route 3, 95 Billerica is an ideal hub for tenants looking for regional reach. The property offers ample on-site parking, loading flexibility and is part of a proven industrial submarket with strong labor access and infrastructure.



## DRIVE TIMES

Route 3	10 min
I-495	6 min
North Billerica MBTA	3 min
Downtown Boston & Logan Airport	40 min
Cambridge, MA	43 min

## LOCAL AMENITIES

- 35 Restaurants
- 14 Health Clubs/Gyms
- 18 Shopping
- 7 Hotels

# PLUG IN. POWER UP.

Backed by Cushman & Wakefield and Calare, 95 Billerica is represented by a multidisciplinary team with deep expertise in industrial leasing, project marketing, and tenant fit-out strategy. We're ready to help you activate your space and accelerate your success.

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