

16,510 SF Freestanding Building Available January 1, 2026 400 Chelmsford Road, N. Billerica, MA

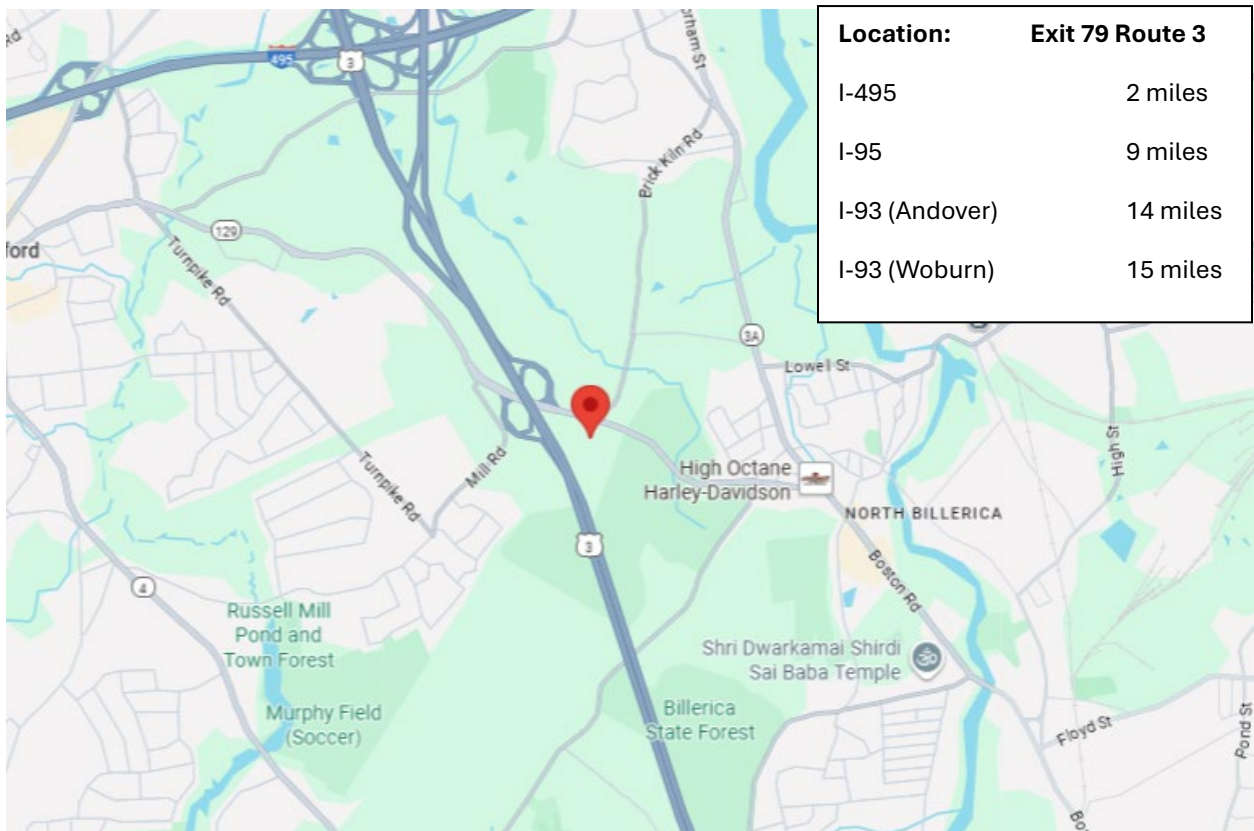


	Property Overview
Size	16,510 SF (102'x 162') stand-alone building with 15,000 SF yard
Clear Height	16'-0" Clear
Loading	Two (2) - 8x9 dock doors at tailgate height with levelers One (1) 14'x20' Automatic roll-up door at grade One (1) 8x8' automatic sliding door at grade
Construction	Slab on grade, CMU block walls, steel columns, metal deck & bar joists Built in 1990 – Major improvements Fall 2016
Power	600-amp 480-volt three phase power building service One (1) - 600-amp 480/277 V 3 phase tenant panel One (1) - 225-amp 120/208 V 3 phase tenant panel Two (2) 100-amp 480-volt tenant panels
Office Area	2,500 SF (15%) with central AC – 4 toilets

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Prime Location & Easy Highway Access:



Inquiries & Tours:

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