## Flex/Office Space



# 39,000 SF Subdividable

## Available for Lease



### **Property Highlights**







Aggressive Rates



Motivated Ownership



Newly Renovated Lobby

GREG KLEMMER 617 330 8044 BOSTON, MA greg.klemmer@colliers.com TIM BRODIGAN 617 330 8037 BOSTON, MA tim.brodigan@colliers.com DANIEL DRISCOLL 617 330 8023 BOSTON, MA daniel.driscoll@colliers.com TIM ALLEN 617 330 8031 BOSTON, MA tim.allen@colliers.com





#### **SPECIFICATIONS**

Colliers International is pleased to offer 39,000 SF for sale or lease at 95 Billerica Avenue in Billerica, Massachusetts. 95 Billerica Avenue is a 75,500 square foot Flex/Office building that is situated on 13.12 acres. The property is well-located with access to Interstate 495 at Exit 37 and Route 3, as well as within ½ mile of MBTA Commuter Rail stop. The site is well proportioned with ample parking and easy entry access off of Billerica Road. Additional features include a dramatic two-story atrium, two tailboard loading doors with dock levelers, and an attractively landscaped site.

Corporate users in the immediate vicinity of 95 Billerica Avenue include Potpourri Group, Winchester Systems, MRSI, MC Assembly and Empire Telecom. Open to a wide variety of uses, 95 Billerica Avenue can accommodate office, flex, light assembly and lab users. The building is currently 50% leased to Aved Electronics, with a lease through March 2021, creating immediate income for the property.

Building Area: 75,500 SF

Available: 10,000 SF - 39,023 SF (Subdividable)

Stories: Two

Land: 13.12 acres

Year Built: 2002 (Renovations 2016/2017)

Parking: 3.5 spaces per 1000 RSF

Electric: 3,000 amps, 277/480 volts 3-phase, 4 wire

Utilities: Town sewer

Town water

National Grid (gas)

**Taxes:** 1.84

**CAM:** 1.90

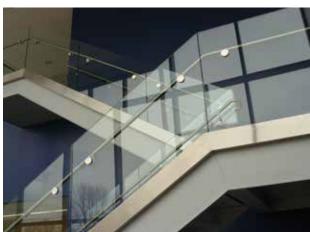
Ceiling Height: 15' slab to slab

**HVAC:** Full heat and AC on both floors

Elevator: One (1) passenger elevator; One (1) 3,000 lb capacity freight elevator















GREG KLEMMER 617 330 8044 BOSTON, MA greg.klemmer@colliers.com TIM BRODIGAN 617 330 8037 BOSTON, MA tim.brodigan@colliers.com DANIEL DRISCOLL 617 330 8023 BOSTON, MA daniel.driscoll@colliers.com TIM ALLEN 617 330 8031 BOSTON, MA tim.allen2@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©January 2017. All rights reserved.