

95

BILLERICA AVENUE

Billerica, Massachusetts

Flex/Office Space

39,000 SF Subdividable

Available for Lease



Property Highlights



**For Sale
or Lease**



**Aggressive
Rates**



**Motivated
Ownership**



**Newly
Renovated Lobby**

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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.

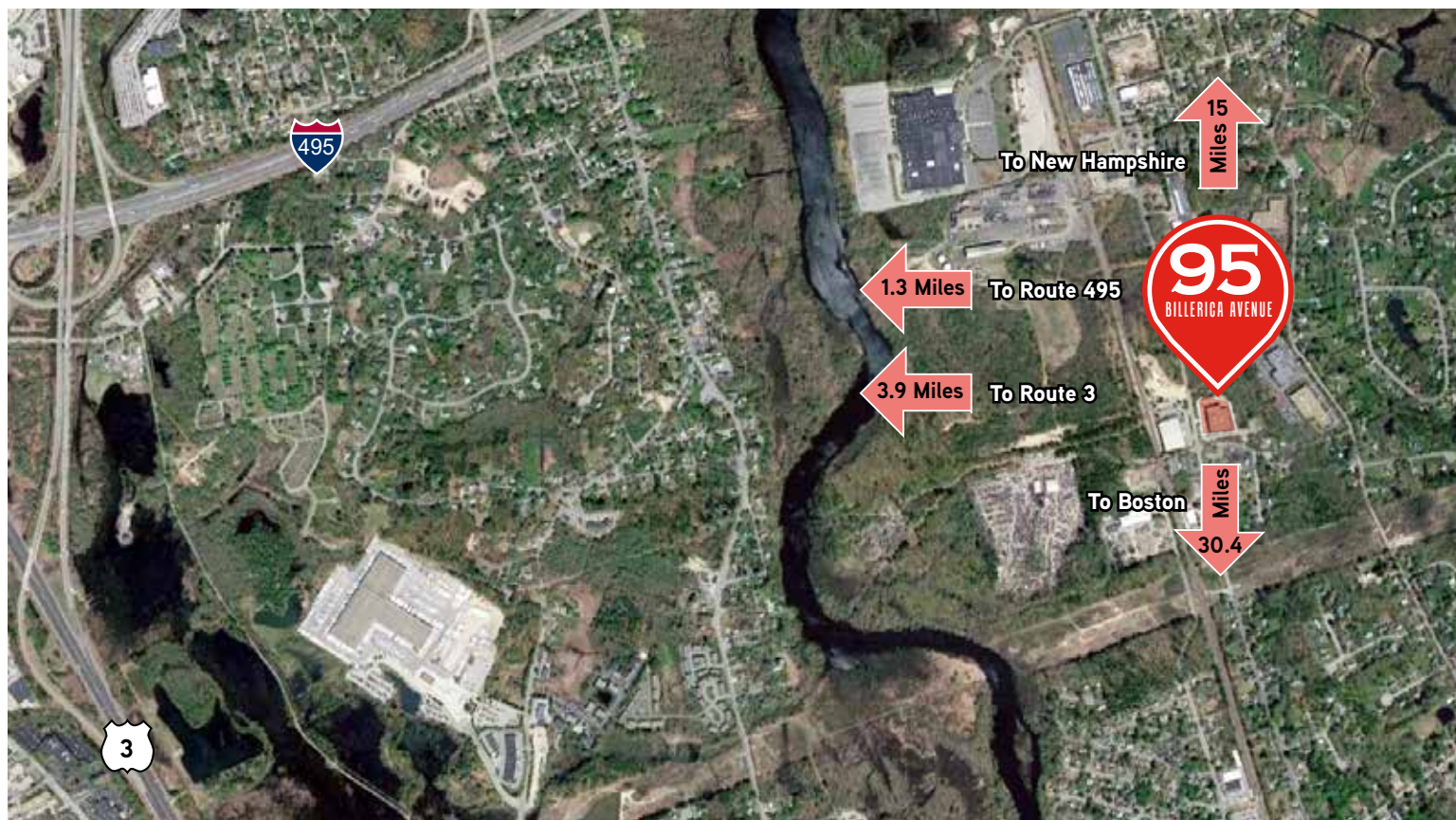
Building Area:	75,500 SF
Available:	10,000 SF - 39,023 SF (Subdividable)
Stories:	Two
Land:	13.12 acres
Year Built:	2002 (Renovations 2016/2017)
Parking:	3.5 spaces per 1000 RSF
Electric:	3,000 amps, 277/480 volts 3-phase, 4 wire
Utilities:	Town sewer Town water National Grid (gas)
Taxes:	1.84
CAM:	1.90
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



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