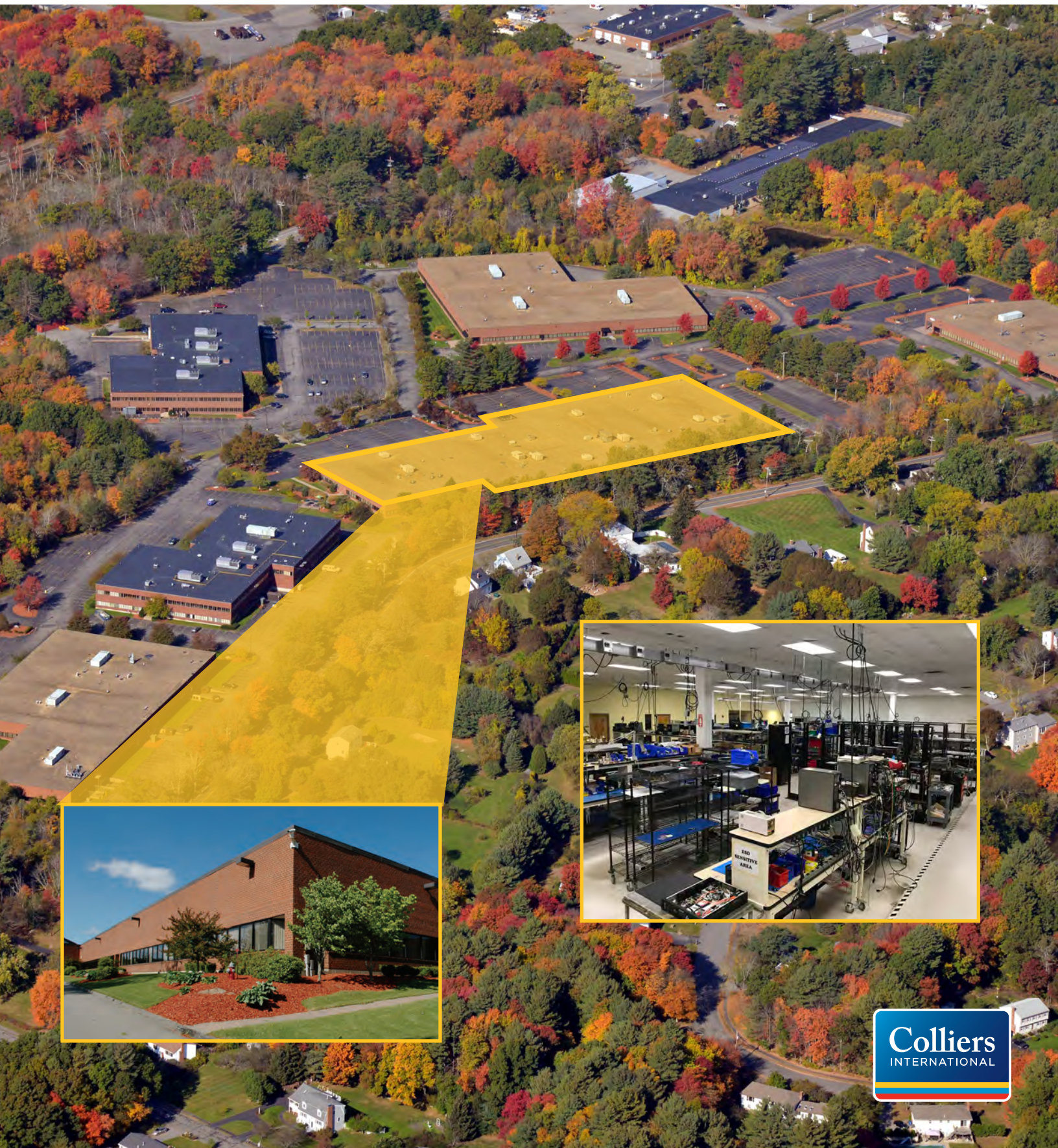


101 BILLERICA AVE | BILLERICA MA

39,327 SF SINGLE STORY FLEX SPACE AVAILABLE FOR SUBLEASE



101 BILLERICA AVE | BILLERICA MA



LOCATION

101 Billerica is well located with access to Interstate 495 and Route 3, and within ½ mile of MBTA Commuter Rail stop (Lowell).



AMENITIES

In-facility fitness center and on-site full-service cafe. Campus setting with 448,707 SF of flex/office on 44 acres. Public transportation (bus & Commuter Rail) nearby.



FLEX R&D

The ecosystem incorporates a variety of uses such as R&D, technology, and manufacturing, providing tremendous versatility to tenants.



CORPORATE NEIGHBORS

Corporate neighbors include Potpourri Group, MC Assembly, MRSI Systems, DGI Invisuels, Magellan Biosciences, Azonix, Alert Innovation, and AVI.

FLOOR 1 39,327 SF



| | |
|---------------|-------------------------|
| BUILDING SIZE | 101,058 SF |
| AVAILABILITY | 39,327 SF |
| LOT SIZE | 8.07 Acres |
| FLOORS | 1 |
| YEAR BUILT | 1996 |
| CLEAR HEIGHT | 18' 6" |
| TAXES | \$2.10/SF approximately |
| OPEX | \$2.30/SF approximately |

CONSTRUCTION/EXTERIOR

| | |
|------------|--|
| STRUCTURAL | Steel Frame |
| EXTERIOR | Concrete block with steel-framing, finished with masonry brick |
| ROOF | Ballasted rubber membrane, installed in 1997 |
| WINDOWS | Metal-framed tinted ribbon windows |
| FOUNDATION | 5' reinforced concrete slab |
| LOADING | One (1) 8x9 overhead dock doors with mechanical levelers |

BUILDING SYSTEMS

| | |
|-----------------|---|
| HVAC | Fourteen (14) York RTUs ranging in size from 15-40 tons installed in 1997 and one (1) Evapco cooling tower |
| ELECTRICAL | Heavy power; 4,000 amp; 277/480V; 3 phase - 4 wire service |
| FIRE PROTECTION | Hydraulic sprinkler suppression systems, fire extinguishers, illuminated exit signs, emergency pull stations, strobes, emergency wall packs and on-site fire hydrants |
| WATER | Town of Billerica |
| SEWER | All sewage is pumped to an on-site pumping station, then out to the municipal sewer system |



101 BILLERICA AVE | BILLERICA MA



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