

76 TREBLE COVE ROAD

Billerica, MA



12,500 SF
FOR LEASE

FLEX / R&D / WAREHOUSE
SPACE AVAILABLE

AVISON
YOUNG

PROPERTY DESCRIPTION



Sample of building clear heights

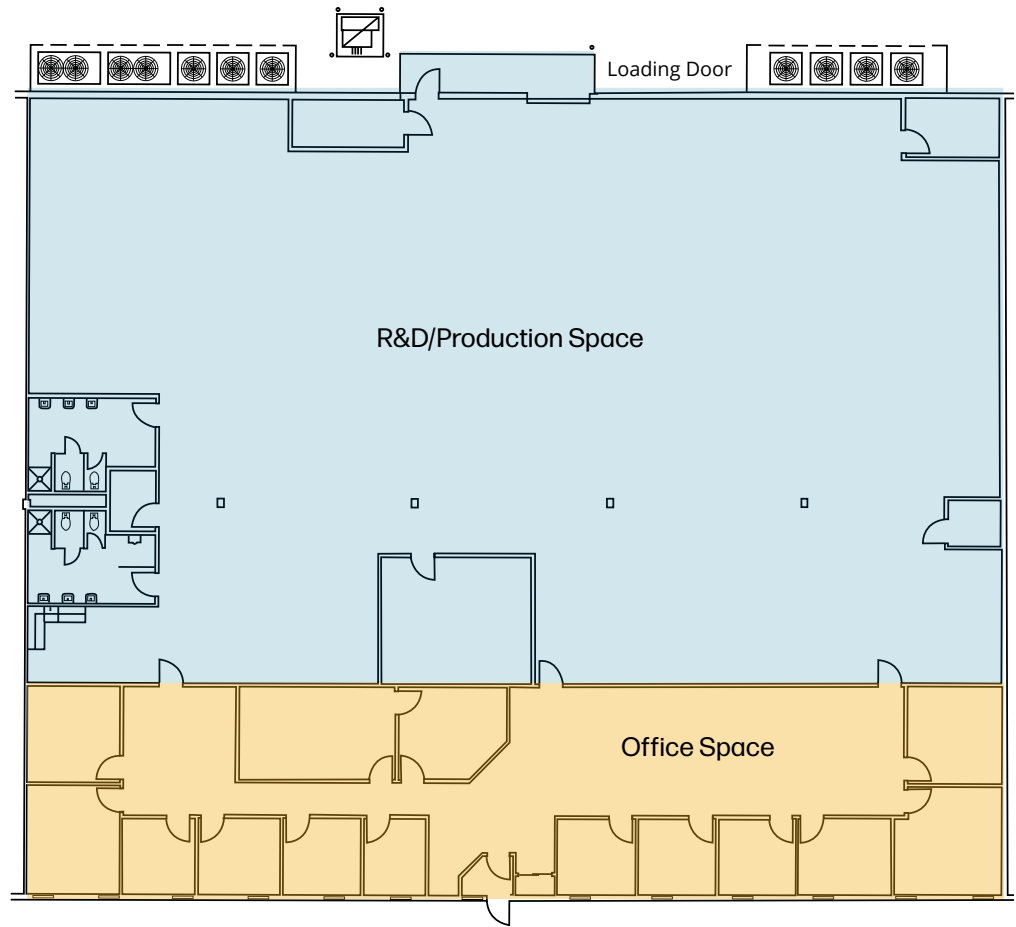
PROPERTY OVERVIEW

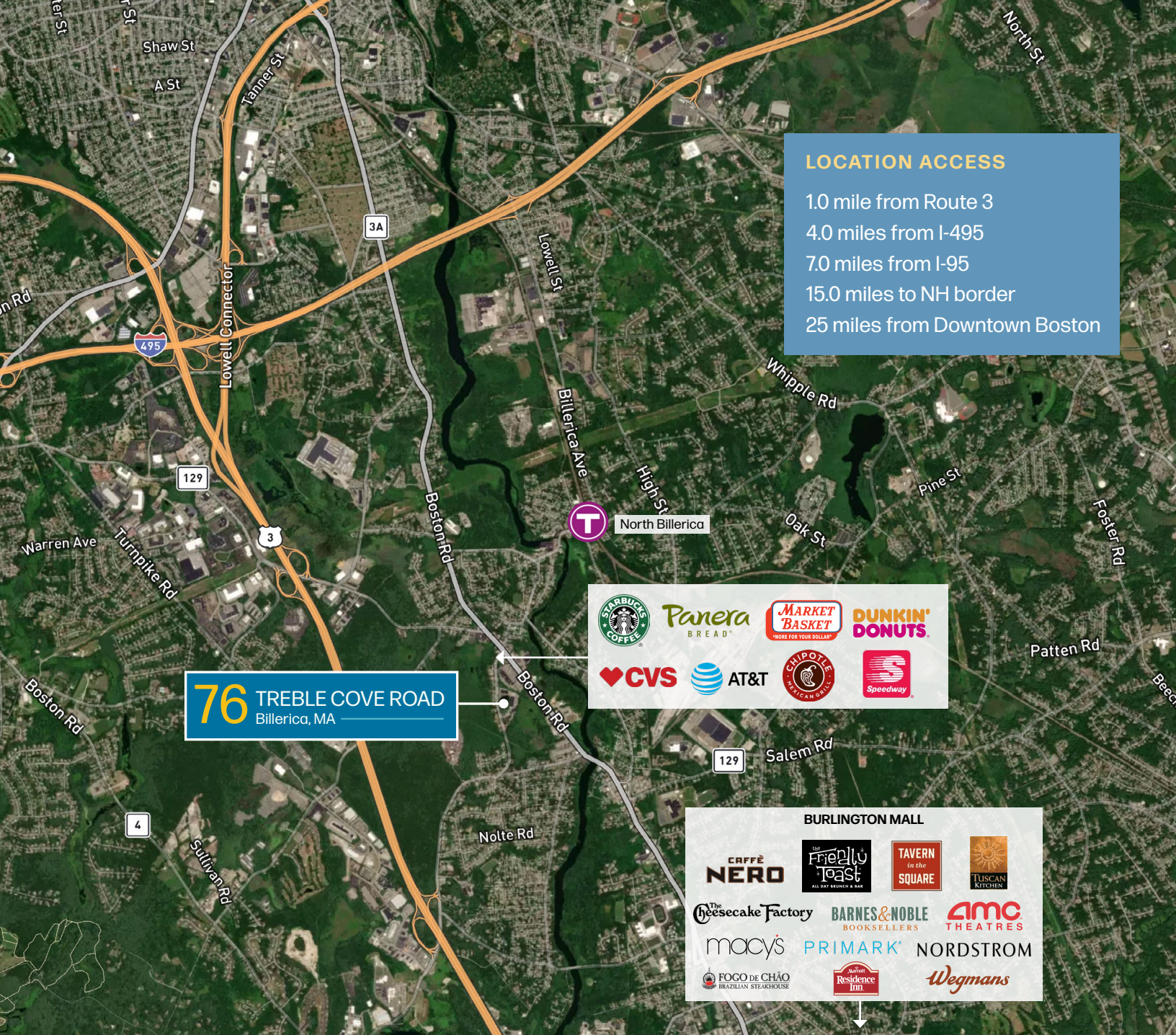
Available Unit:	Unit 3B
Building Size:	42,000 SF
Available Space:	12,500 SF (Approximately 4,375 SF of office space and 8,125 SF of R&D/production space)
Space Use:	Flex/R&D/Warehouse
Power:	400 Amps, 120/208volt, 3 phase
Year Built:	1982
Ceiling Height	18'
Sprinkler:	Wet Sprinkler System
Construction:	Butler building with split rib block facade
Water/Sewer:	Billerica
Loading:	1 grade level, overhead door
Parking:	2.0/1,000 SF
HVAC:	Split system heating and cooling
CAM:	\$0.90/SF
R.E. Taxes:	\$2.61/SF



FLOOR PLAN

**12,500 SF
UNIT 3B**





LOCATION ACCESS

- 1.0 mile from Route 3
- 4.0 miles from I-495
- 7.0 miles from I-95
- 15.0 miles to NH border
- 25 miles from Downtown Boston

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BURLINGTON MALL















FOR MORE INFORMATION, PLEASE CONTACT:

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