



150,000 SF
FLEX/INDUSTRIAL
DEVELOPMENT

161
CONCORD
ROAD

BILLERICA, MA

BERKELEY
GARBE. INDUSTRIAL

AVISON
YOUNG





3

N

S

CONCORD ROAD

EXIT 76

Entegris

NUVERA

innoVIVE

161
CONCORD
ROAD

CABOT



NORTHROP
GRUMMAN

AM BATTERIES

SHEAUMANN

BOSTON
MATERIALS

BERKELEY
GARBE INDUSTRIAL

AVISON
YOUNG



11 MONTH CONSTRUCTION TIMELINE

6/26-8/26

SITE WORK

9/26-10/26

FOOTINGS/FOUNDATION/SLAB

11/26

ERECT TILT-UP WALLS

12/26-1/27

STEEL & ROOF

2/27-3/27

MECHANICALS

4/27

COMPLETION

BUILDING SPECS

Building Size	+/- 150,000 SF
Building Dimensions	670' X 220'
Land Area	+/- 23 Acres
Clear Height	28'
Column Spacing	54' X 50' (Typical)
Truck Court	136'
Car Parking	264 spaces
Loading	10 Tailboard docks (expandable) 2 Ramped docks

Power	8,000 Amps @ 480v
Fire Protection	ESFR
Construction	Concrete Tilt-Up Panels
Roof	60 Mil White TPO. R-30
Floor Slab	7" Slab on Grade
Zoning	Industrial (1)
Utilities	Electric: National Grid Gas: National Grid Water: Municipal

**BERKELEY
GARBE** ■ INDUSTRIAL

**AVISON
YOUNG**

SITE PLAN



ROUTE 3 | EXIT 76
0.18 MILES AWAY

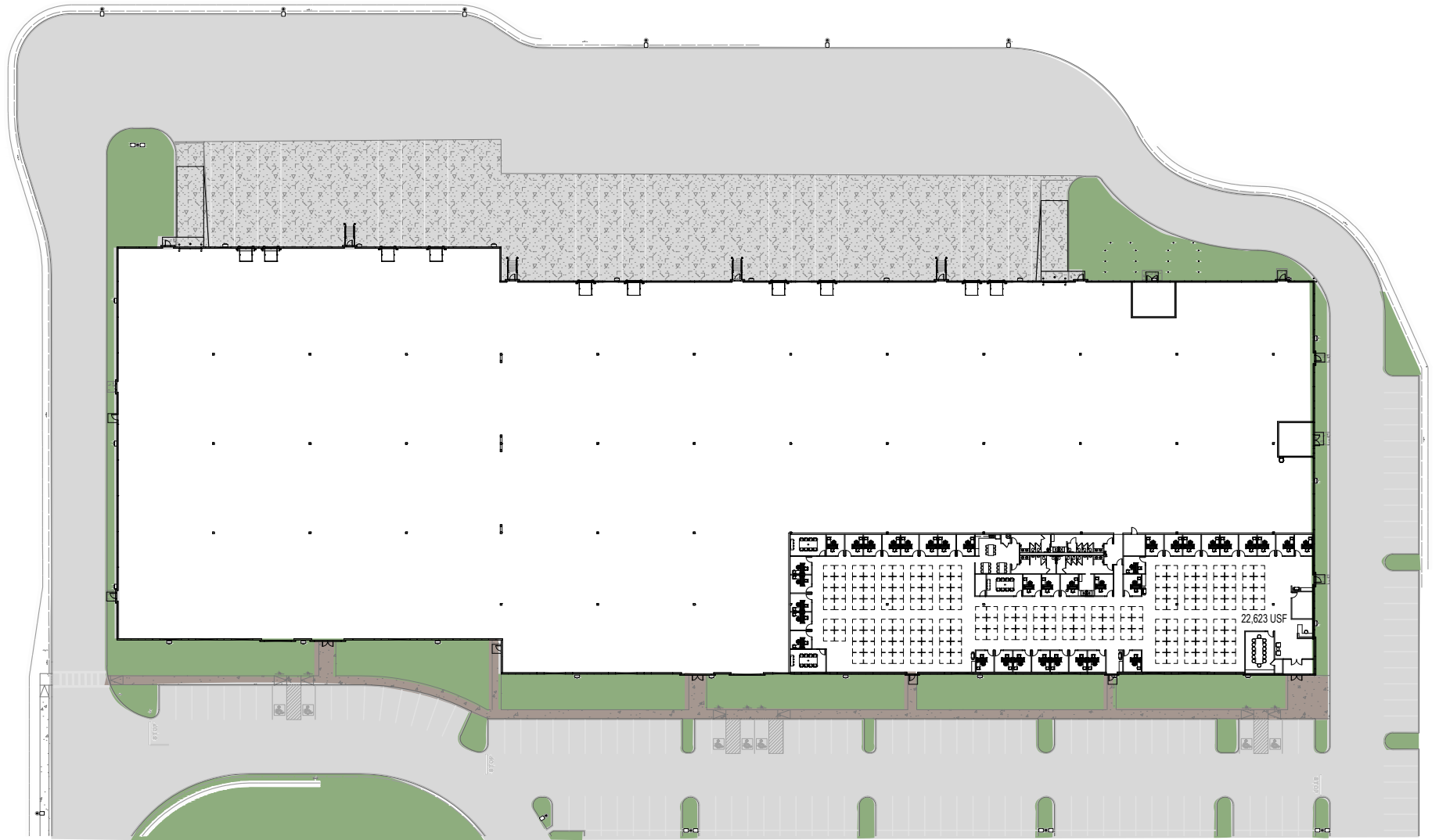
**DEDICATED
TRAFFIC LIGHT**

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GARBE** ■ INDUSTRIAL

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FLOOR PLAN

SINGLE TENANT
150,000 SF

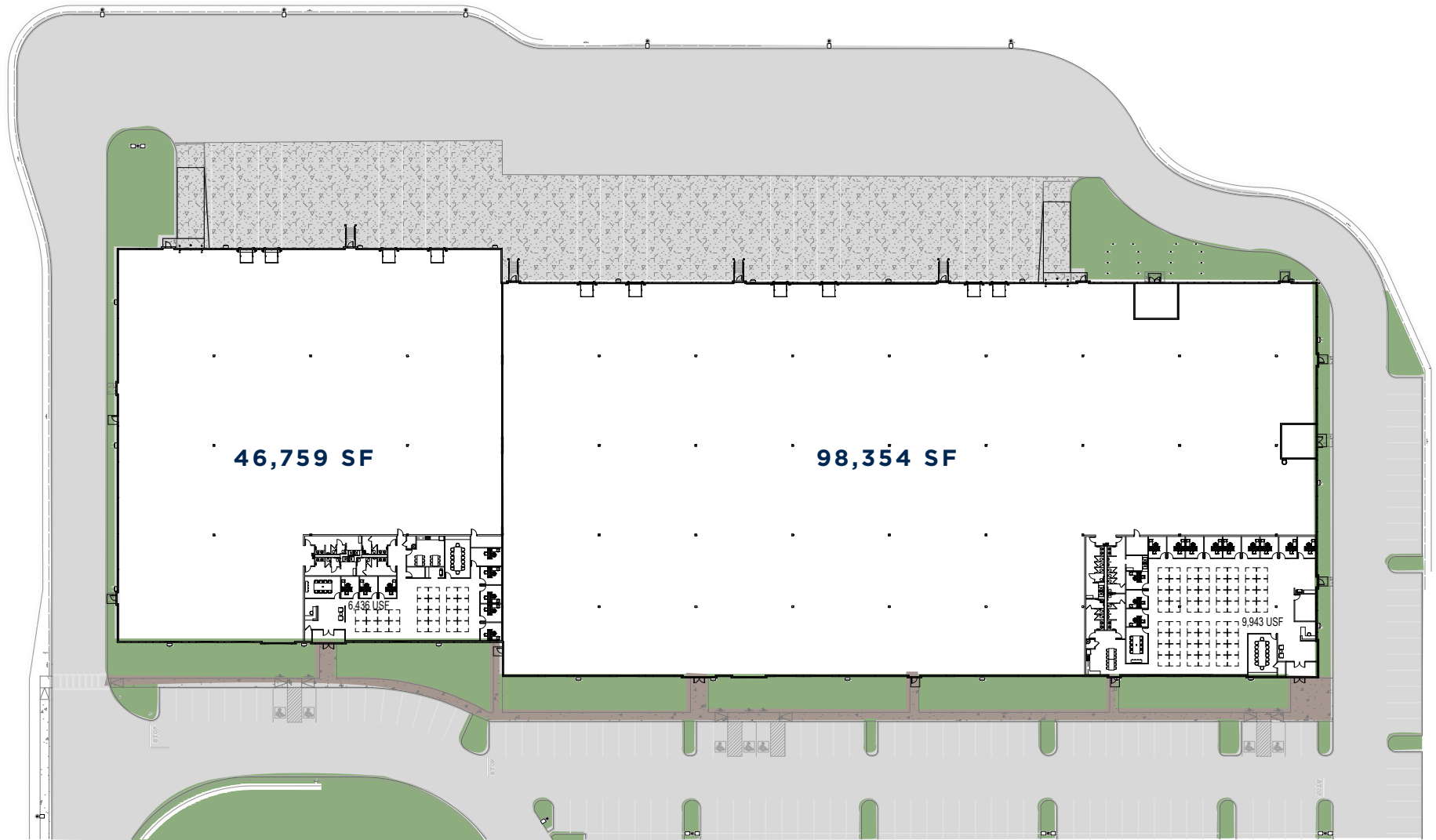


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FLOOR PLAN

POTENTIAL TWO
TENANT SUBDIVISION

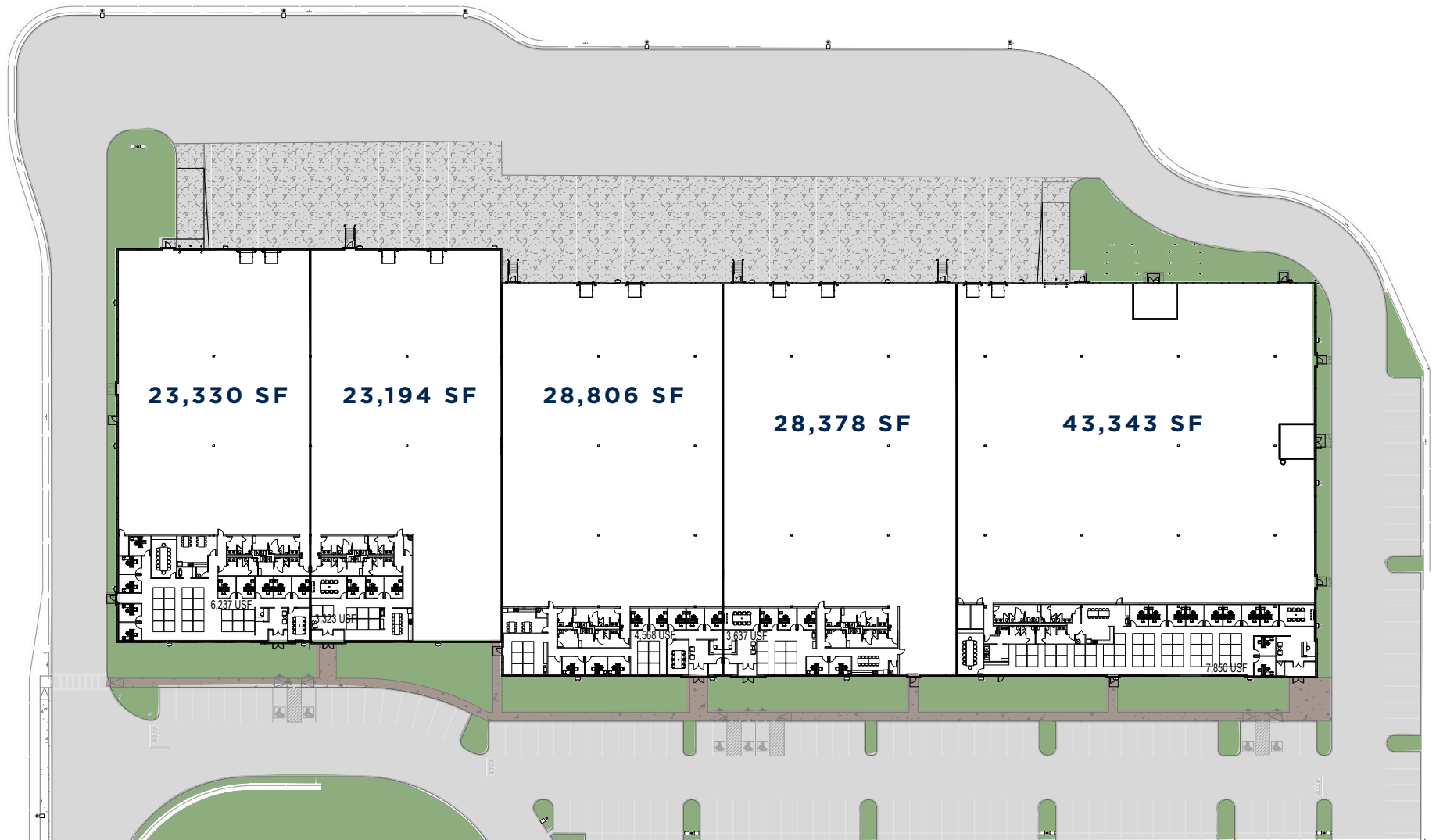


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FLOOR PLAN

POTENTIAL SMALLER
TENANT SUBDIVISION



CORPORATE NEIGHBORS

5 MINS

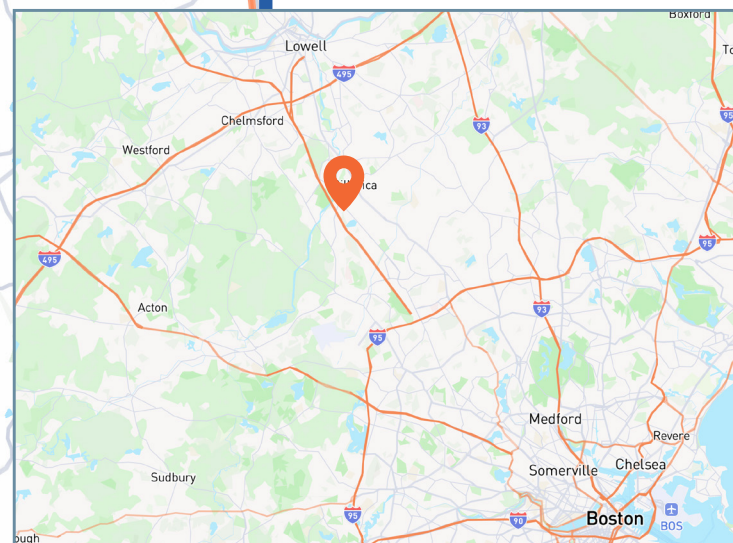
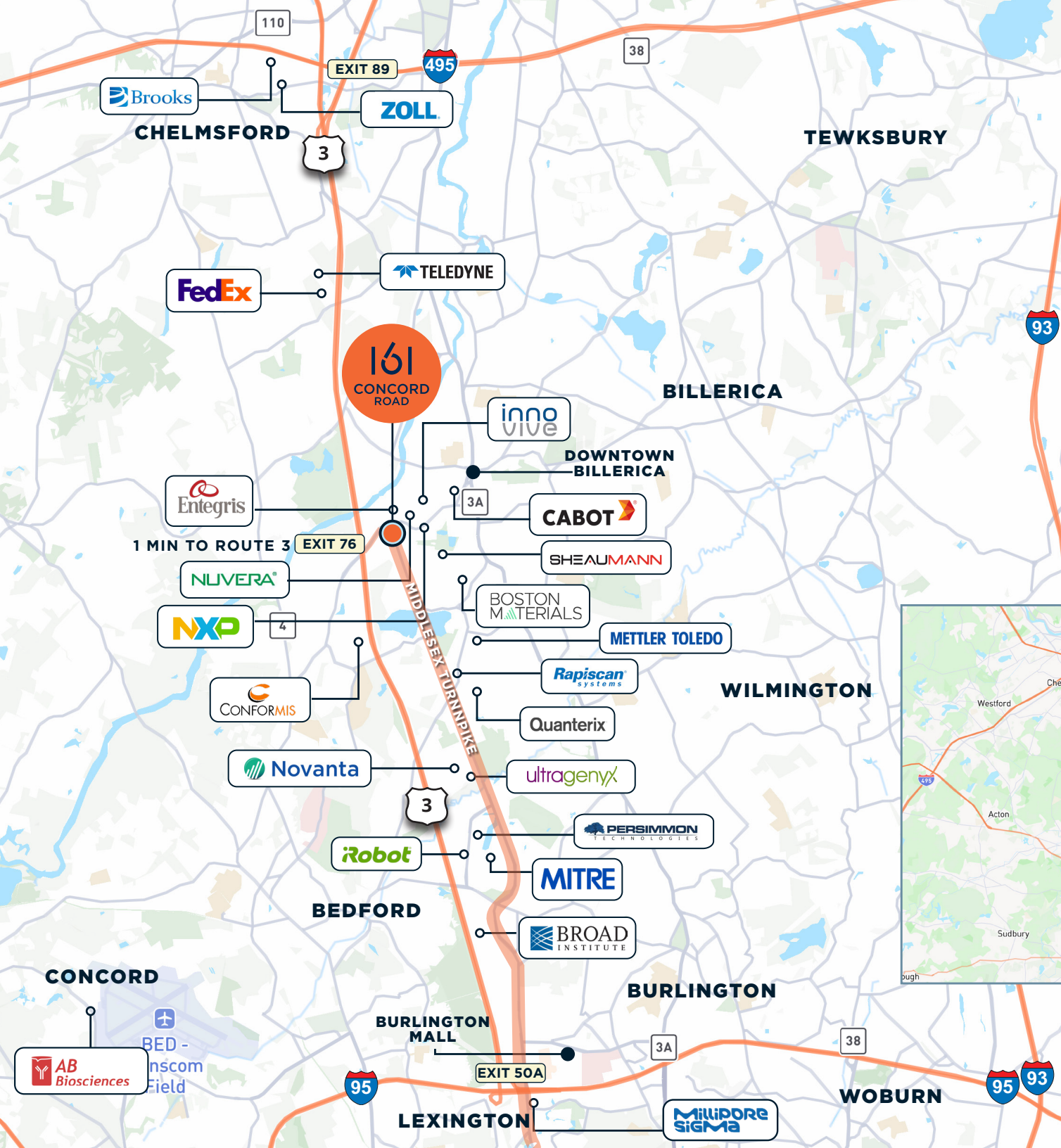


6 MINS



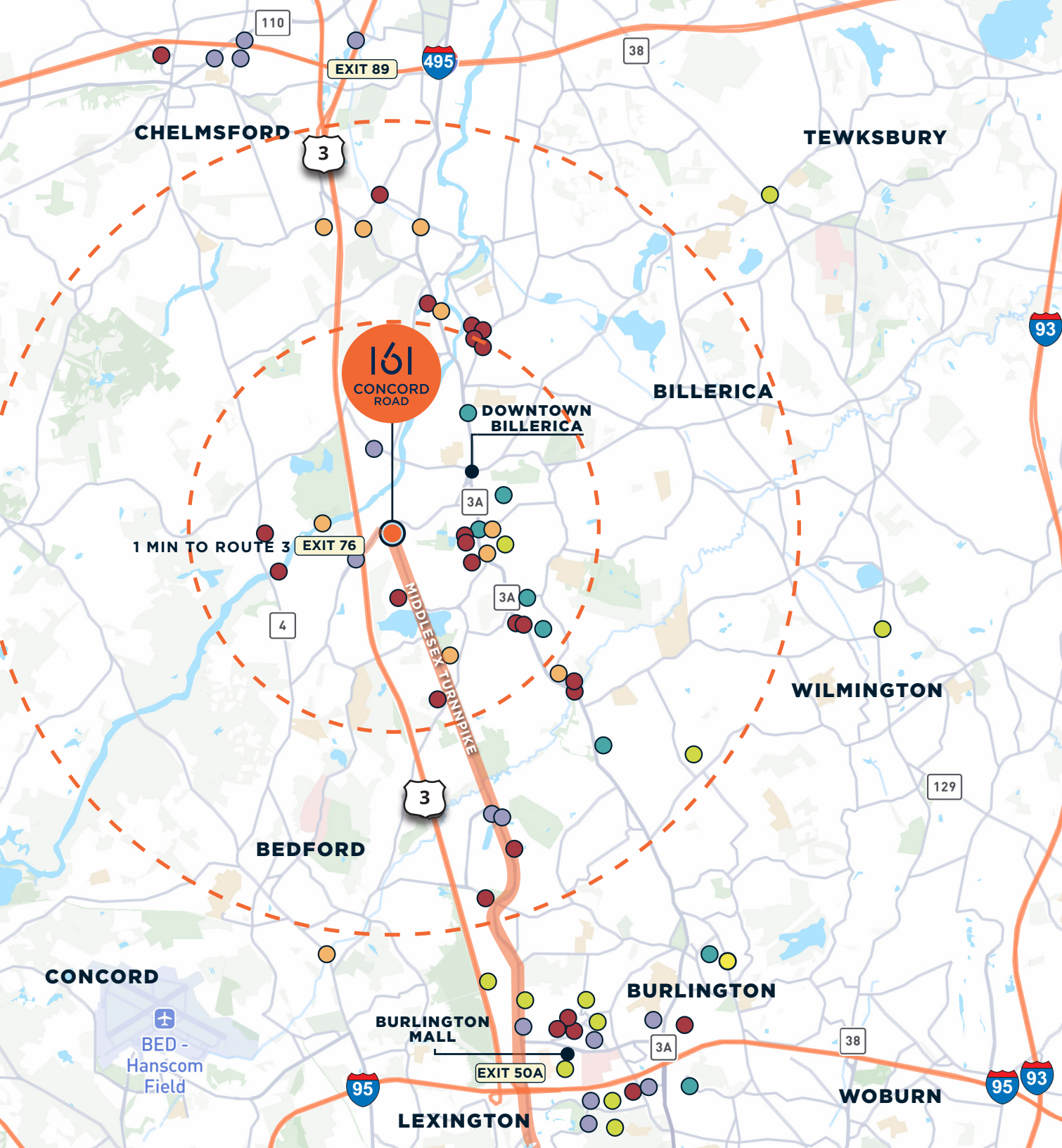
20 MINS Boston & Cambridge

25 MINS Logan Airport



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3RD
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-  MAJOR RETAIL
-  RESTAURANTS
-  HOTELS

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BILLERICA, MA

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