

321 BILLERICA ROAD | CHELMSFORD, MA 01824



PROPERTY DESCRIPTION

Discover the ideal setting for your business at 321 Billerica Road in Chelmsford, MA. This impressive property offers a modern, professional environment designed to meet the diverse needs of today's businesses. With its spacious and versatile floor plates, and ample parking, this property provides a seamless blend of comfort and functionality. The thoughtfully designed common areas and attractive landscaping create an inviting atmosphere for employees and visitors alike. Tenants will appreciate the convenient location and easy access to major transportation routes, ensuring a smooth commute for all. Whether you're a growing startup or an established corporation, this property offers the perfect space to elevate your business to new heights.

PROPERTY HIGHLIGHTS

- Modern and professional office environment
- Professionally Managed Property
- Flexible leasing options for businesses of all sizes
- Versatile floor plates to meet diverse business needs
- Ample parking for tenants and visitors

MARCI ALVARADO

Principal

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209 WEST CENTRAL STREET, NATICK, MA 01760 | COMMERCIALPROPERTYADVISORS.NET

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Available SF:	2,000 - 14,220 SF
Lot Size:	4.93 Acres
Building Size:	70,498 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	56	217	1,225
Total Population	150	581	3,223
Average HH Income	\$167,200	\$167,953	\$166,616



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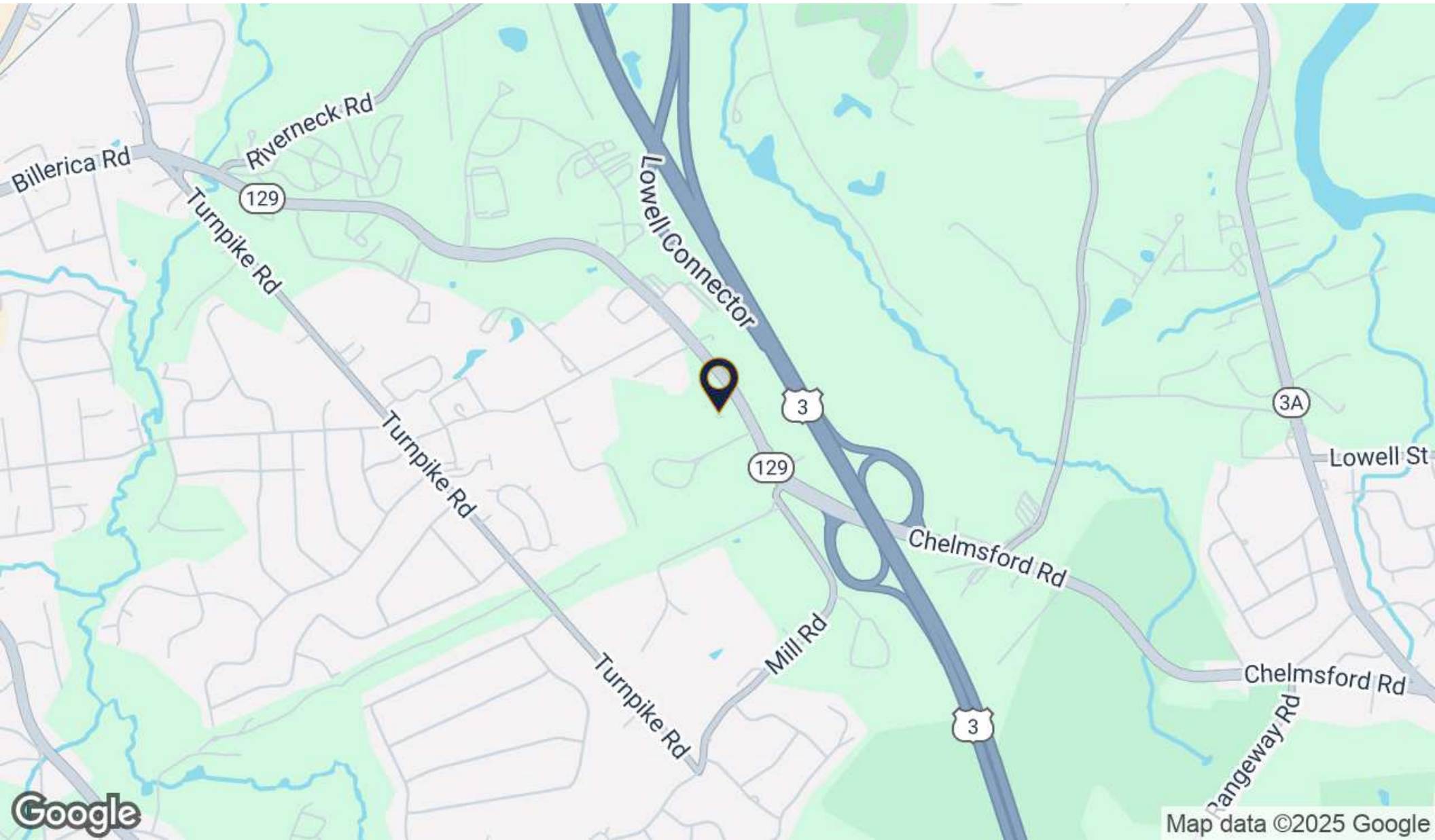
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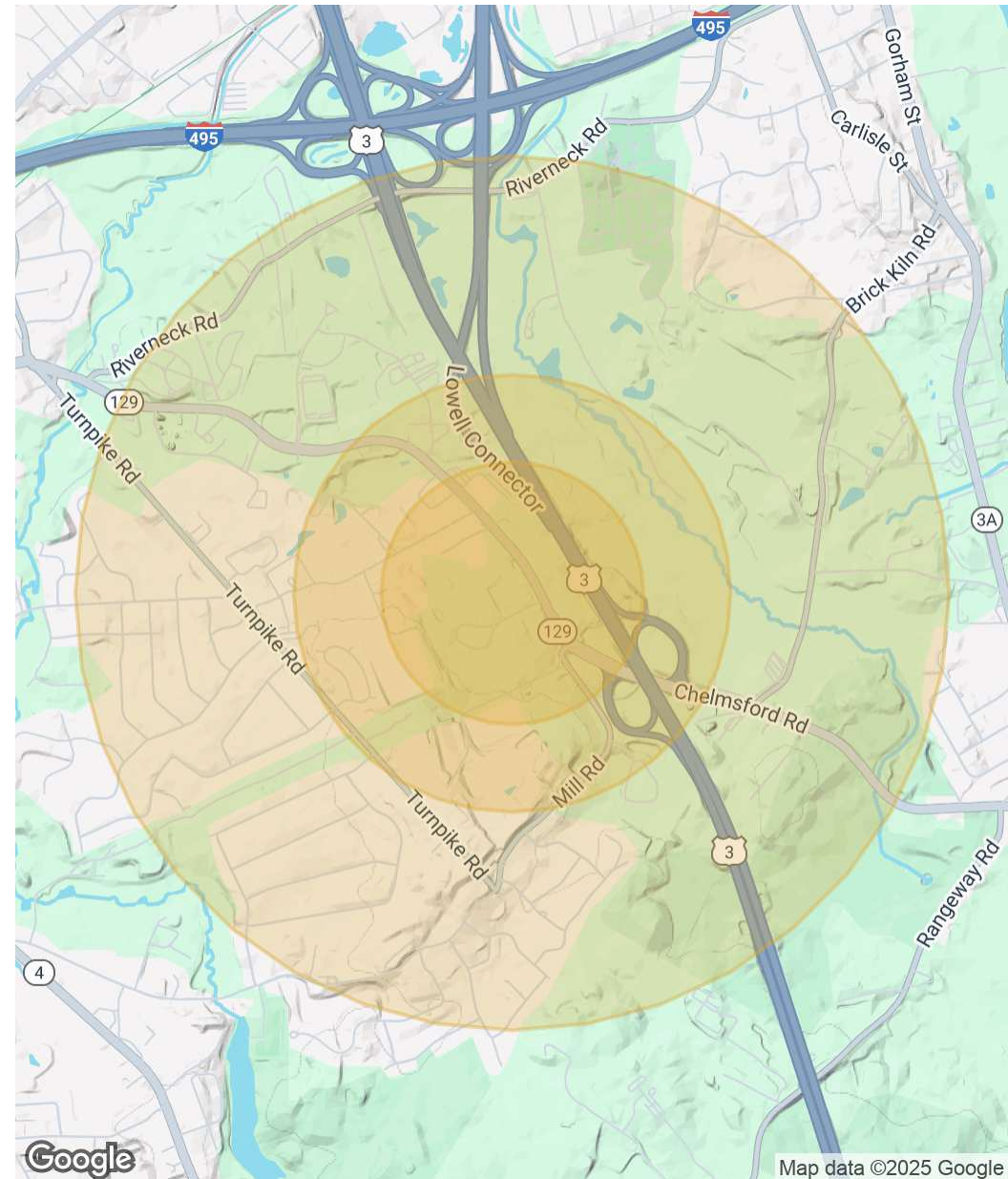


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	150	581	3,223
Average Age	41	41	42
Average Age (Male)	39	39	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	56	217	1,225
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$167,200	\$167,953	\$166,616
Average House Value	\$595,070	\$595,272	\$605,588

Demographics data derived from AlphaMap



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COMMERCIAL PROPERTY ADVISORS

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