



3A

# 267 BOSTON ROAD

**BILLERICA, MA**

**FOR LEASE | 16,373 SF ADULT DAY CARE SPACE**

- 16,373 SF Flex Space with Adult Day Care Buildout
- Located directly on Route 3A

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

16,373 SF Fully built out as an adult day care space occupied by TILL INC.

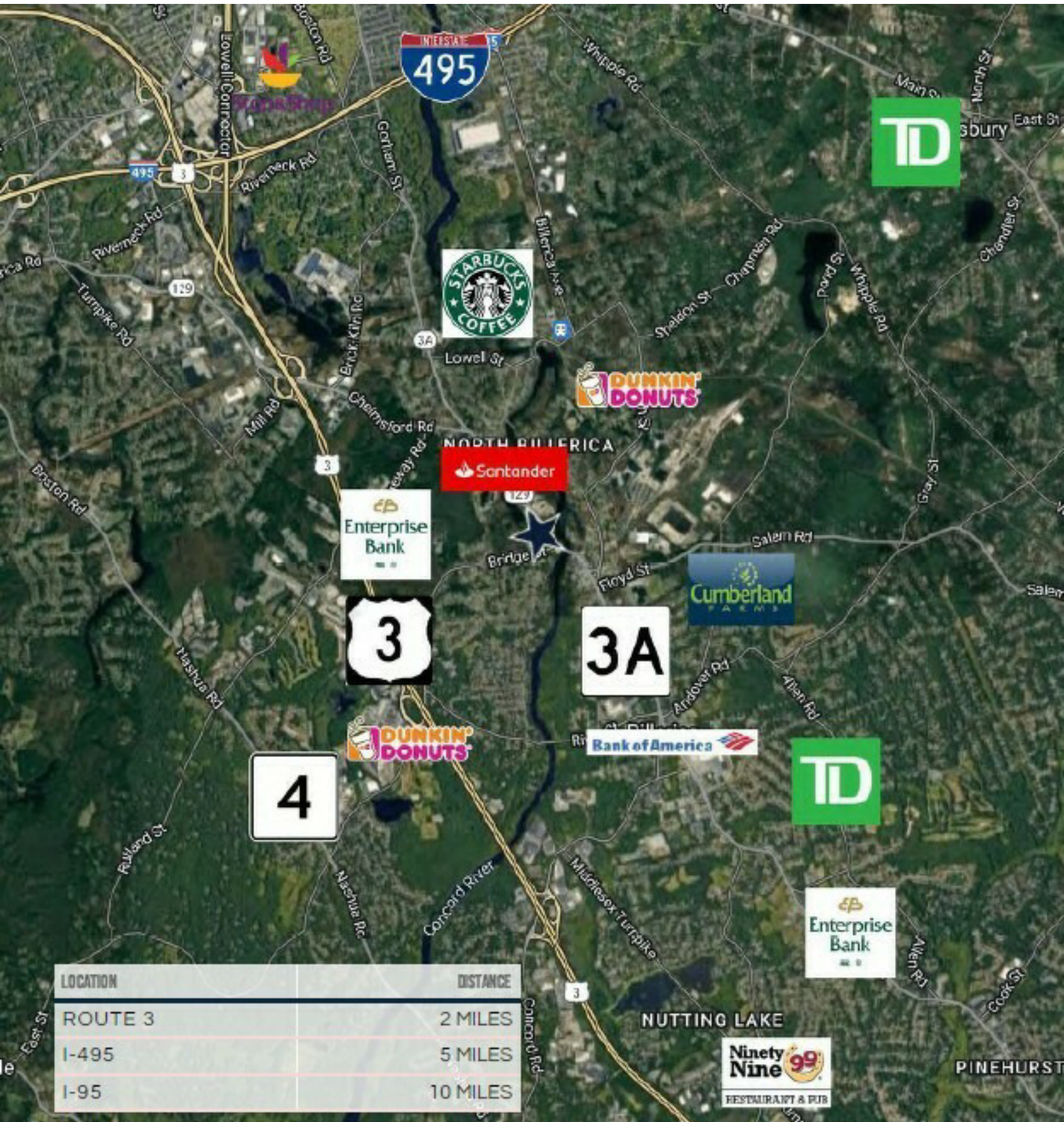
## PROPERTY HIGHLIGHTS

- Park friendly environment with many nearby retail amenities
- Combination of open space, offices and function rooms
- Easy access lobby and large parking area for smooth drop off/pick up
- Multiple bathrooms, kitchen facilities and dedicated laundry area
- Quick access to Route 3 (2 miles) and 495 (5 miles)

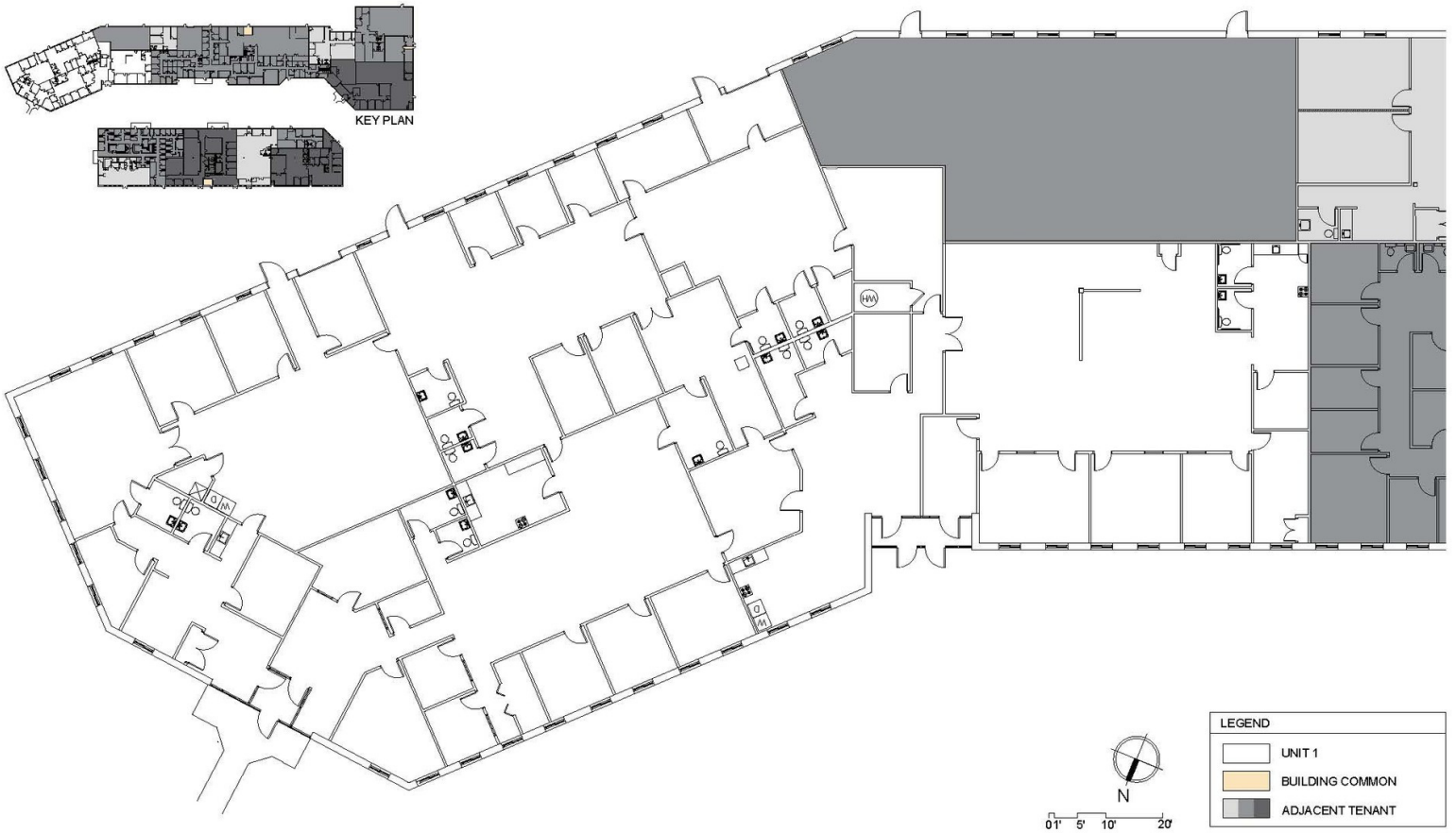
## OFFERING SUMMARY

Building Size:	61,795 SF
Available:	16,373 SF
Power:	2,000 AMPS, 208/120V 3 Phase 4 Wire
Clear Height:	12'10" Clear
HVAC:	100% Air Conditioned
Sprinkler:	100% Wet System
Loading:	One (1) On-Grade Double Door Tailboard Loading can be Added
Parking:	1,000 SF / 2.4 Cars
Roof:	Ballasted EDPM Roof

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,291	55,096	183,873
Total Population	42,187	153,215	504,693
Average HH Income	\$147,669	\$143,265	\$167,715



LOCATION	DISTANCE
ROUTE 3	2 MILES
I-495	5 MILES
I-95	10 MILES



**UNIT 1**  
267 BOSTON ROAD BILLERICA, MA

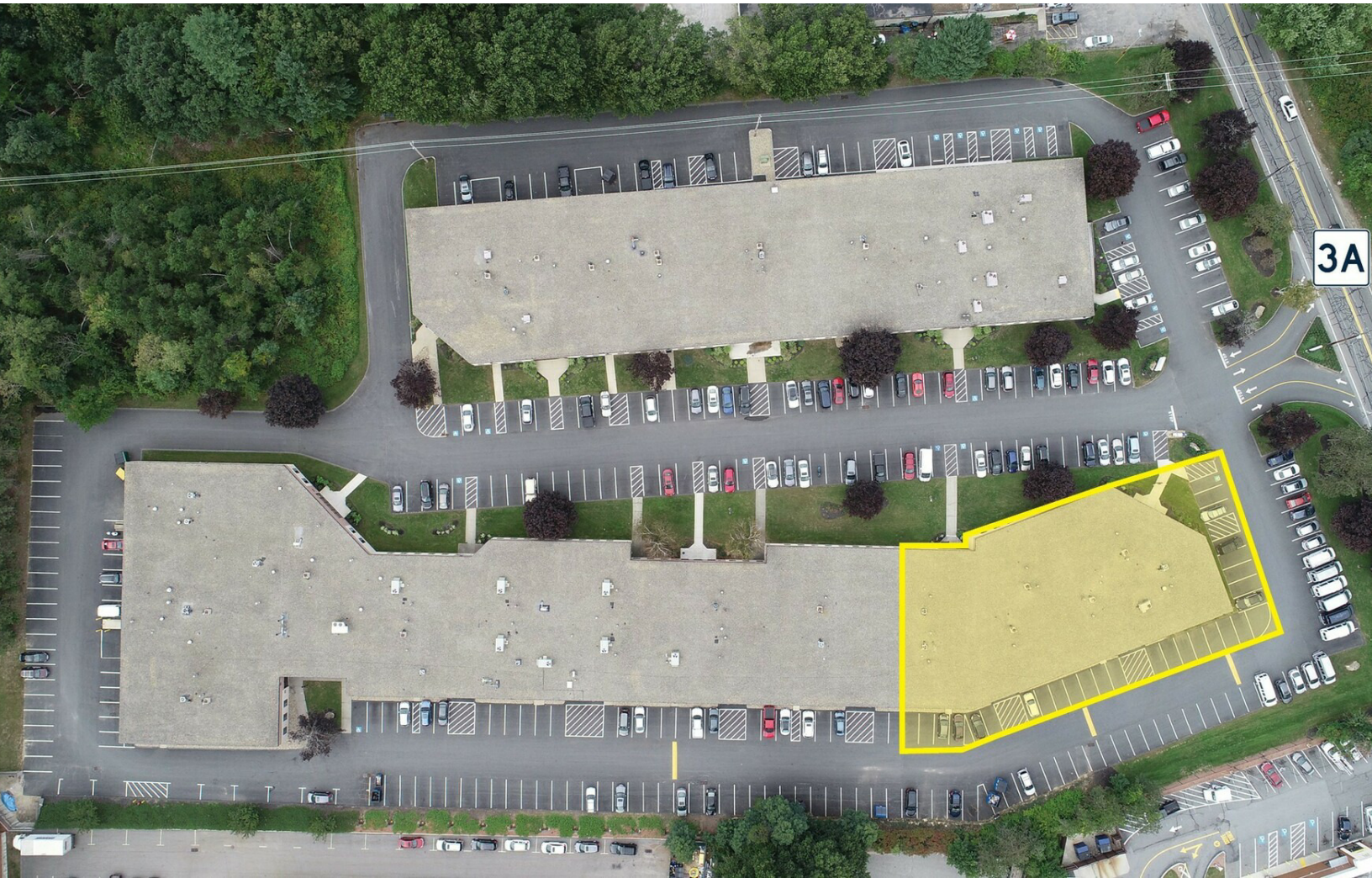


**FIRST FLOOR PLAN - 16,373 RSF**  
Drawn by: TAP      BKA # 220071

Scale: 1/16"=1'-0"  
Date: 6/10/26



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