

Standalone Warehouse/ Industrial Facility

±68,153 SF Available

148 Cook Street
Billerica, Massachusetts

Full Building Opportunity



Industrial/Warehouse Space

148 Cook Street | Billerica, Massachusetts

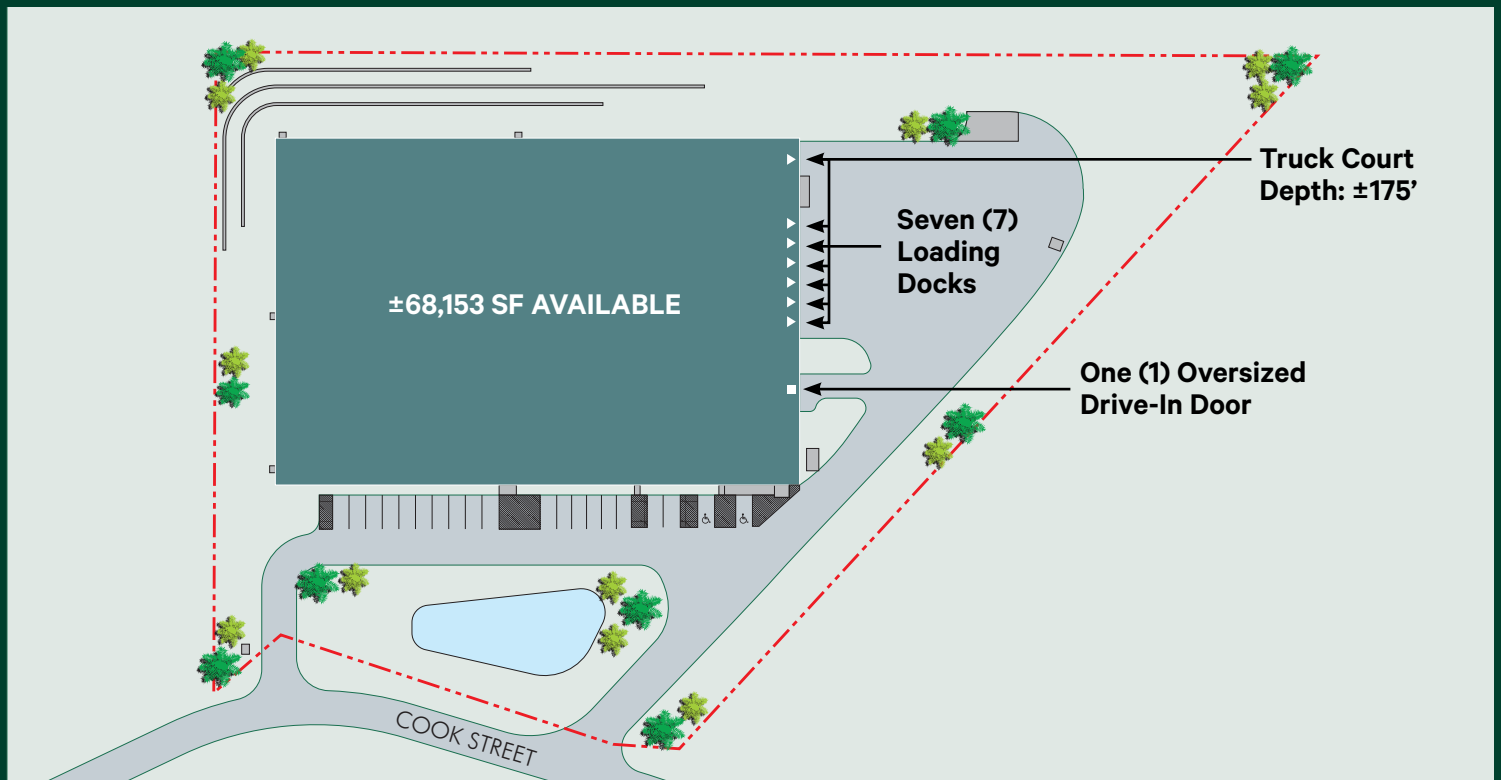
Property Description

CBRE's Industrial team is pleased to present a rare opportunity to lease a standalone building at 148 Cook Street in Billerica, Massachusetts. Boasting market leading building specifications, including seven (7) tailboard loading docks, an oversized drive-in door, and up to 39' clear height, this unique single tenant opportunity is well-positioned to cater to tenants looking for premier industrial/distribution space with adjacency to Boston. The building's location within the metro north industrial market offers a prime infill location, providing seamless access to all of Greater Boston's major highway systems and population hubs. Corporate neighbors include Yusen Logistics, Sourcepak, Winbrook, Equinix, and C R Machine.

Building Specifications:

- + **Total Building:** ±68,153 SF
 - **Office:** ±5,598 SF
- + **Building Dimensions:** 208' x 314'
- + **Year Built:** 1988/1995
- + **Clear Height:** 22'–39'
- + **Loading:**
 - Seven (7) tailboard loading docks (9' x 10')
 - One (1) oversized drive-in door (12'9" x 14')
- + **Parking:** ±0.59/1,000 SF (with ability to expand)
- + **Truck Court Depth:** ±175'
- + **Power:** 1,200 amps
- + **Sprinkler System:** Wet
- + **HVAC:** Rooftop HVAC in office areas. Warehouse heated by suspended gas-fired unit heaters
- + **Utilities:**
 - **Gas:** National Grid
 - **Electric:** National Grid
 - **Water:** Town of Billerica

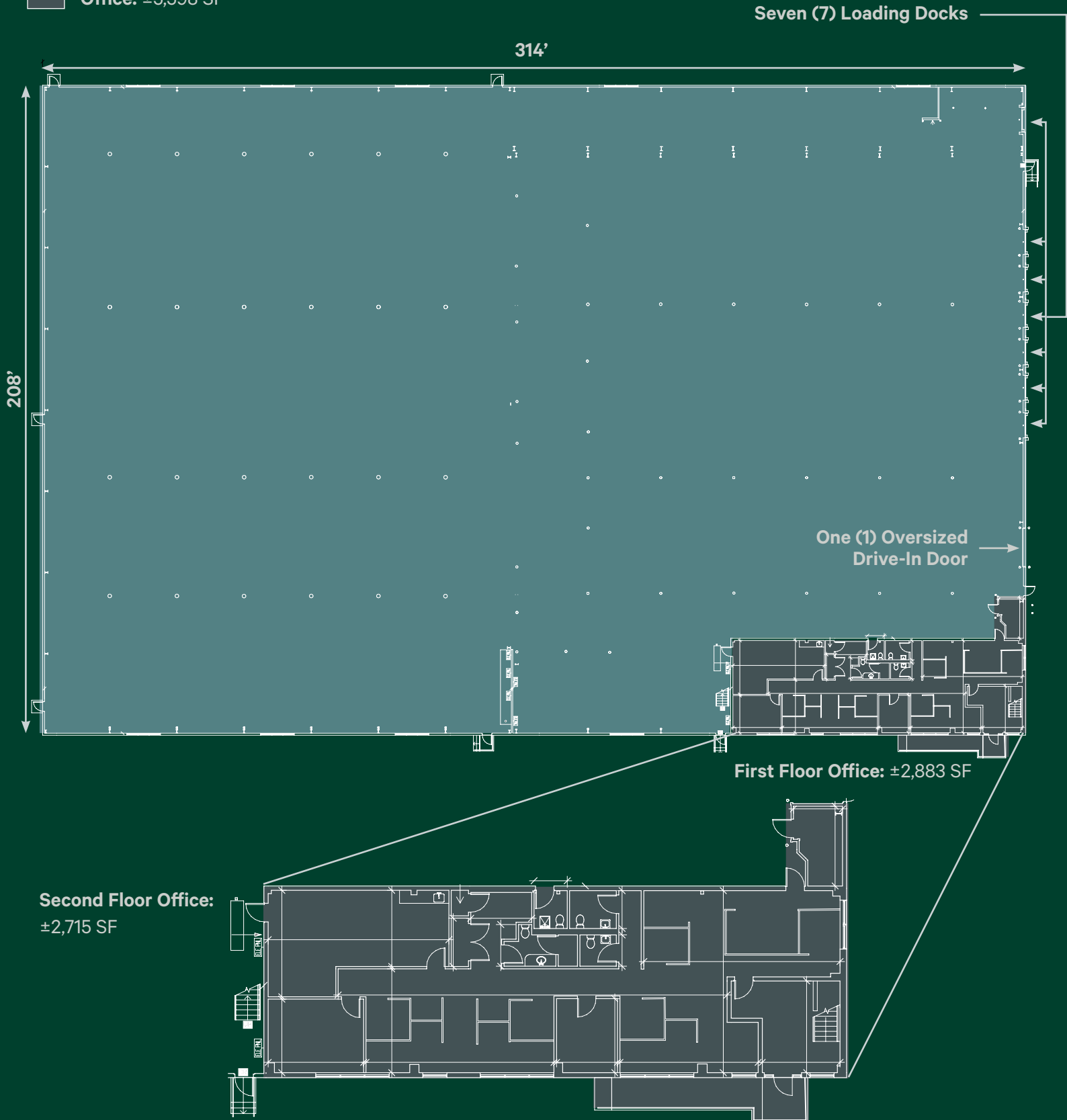
Site Plan



Floor Plan

 Warehouse: ±62,554 SF

 Office: ±5,598 SF



Industrial/Warehouse Space

148 Cook Street | Billerica, Massachusetts

For Lease



Travel Distance

- 4.6 miles
- 9.7 miles
- 5.2 miles
- 5.0 miles

- 9.8 miles to Laurence G. Hanscom Field Regional Airport
- 19.1 miles to South Station

- 18.9 miles to Boston
- 20 miles to Logan Int'l Airport
- 2.4 miles to Lowell line

Contact Us

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