



## **19 Sterling Rd**

19 Sterling Rd, Billerica, MA 01862

### **John Cherubini**

Bay State Investors Group  
684 Pierce St, Leominster, MA 01453  
[icherubini@comcast.net](mailto:icherubini@comcast.net)  
(978) 337-7758



## 19 Sterling Rd

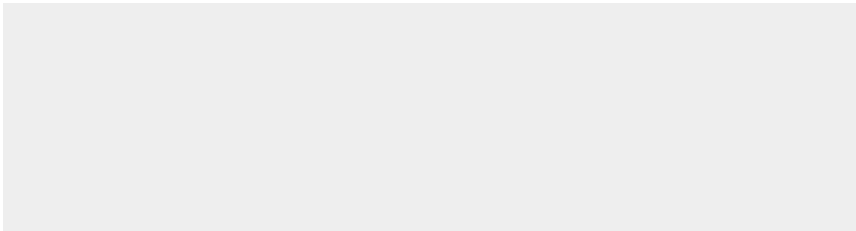
\$14.00 /SF/YR

19 Sterling Road offers a flexible industrial opportunity within one of Greater Boston's established business and distribution corridors. Positioned in Billerica near the interchange of Route 3 and Interstate 495, the property provides convenient regional access throughout the Boston metropolitan area, Southern New Hampshire, and the broader New England market. The location supports a wide range of industrial, logistics, manufacturing, service, and operational users seeking efficient highway connectivity and access to a deep regional labor pool. The available sublease space is designed for operational functionality, featuring high clear heights, loading capabilities, and flexible interior configurations suitable for warehouse, distribution, light manufacturing, storage, and contractor uses. Loading access and ample parking support both employee and logistical requirements, while the property's location within a mature industrial district places occupiers among a concentration of established businesses and commercial services. Billerica continues to attract industrial and technology-related users due to its proximity to major transportation infrastructure and employment centers throughout Middlesex County. Access to Route 3, Interstate 495, and Interstate 95 enhances regional connectivity and supports efficient movement of goods, personnel, and customers. The combination of functional industrial features, established business surroundings, and highway accessibility makes this property well suited for a variety of occupier needs....

- Features loading infrastructure for industrial operations.
- High clear heights support warehousing and distribution uses.
- Ample parking supports employee and operational needs.



|                         |                    |
|-------------------------|--------------------|
| Rental Rate:            | \$14.00 /SF/YR     |
| Property Type:          | Flex               |
| Property Subtype:       | Light Distribution |
| Building Class:         | C                  |
| Rentable Building Area: | 55,906 SF          |
| Year Built:             | 1988               |
| Cross Streets:          | Rangeway Rd        |
| Rental Rate Mo:         | \$1.17 /SF/MO      |



1

1st Floor

|                 |                  |
|-----------------|------------------|
| Space Available | 7,010 SF         |
| Rental Rate     | \$14.00 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Flex             |
| Lease Term      | 3 - 10 Years     |

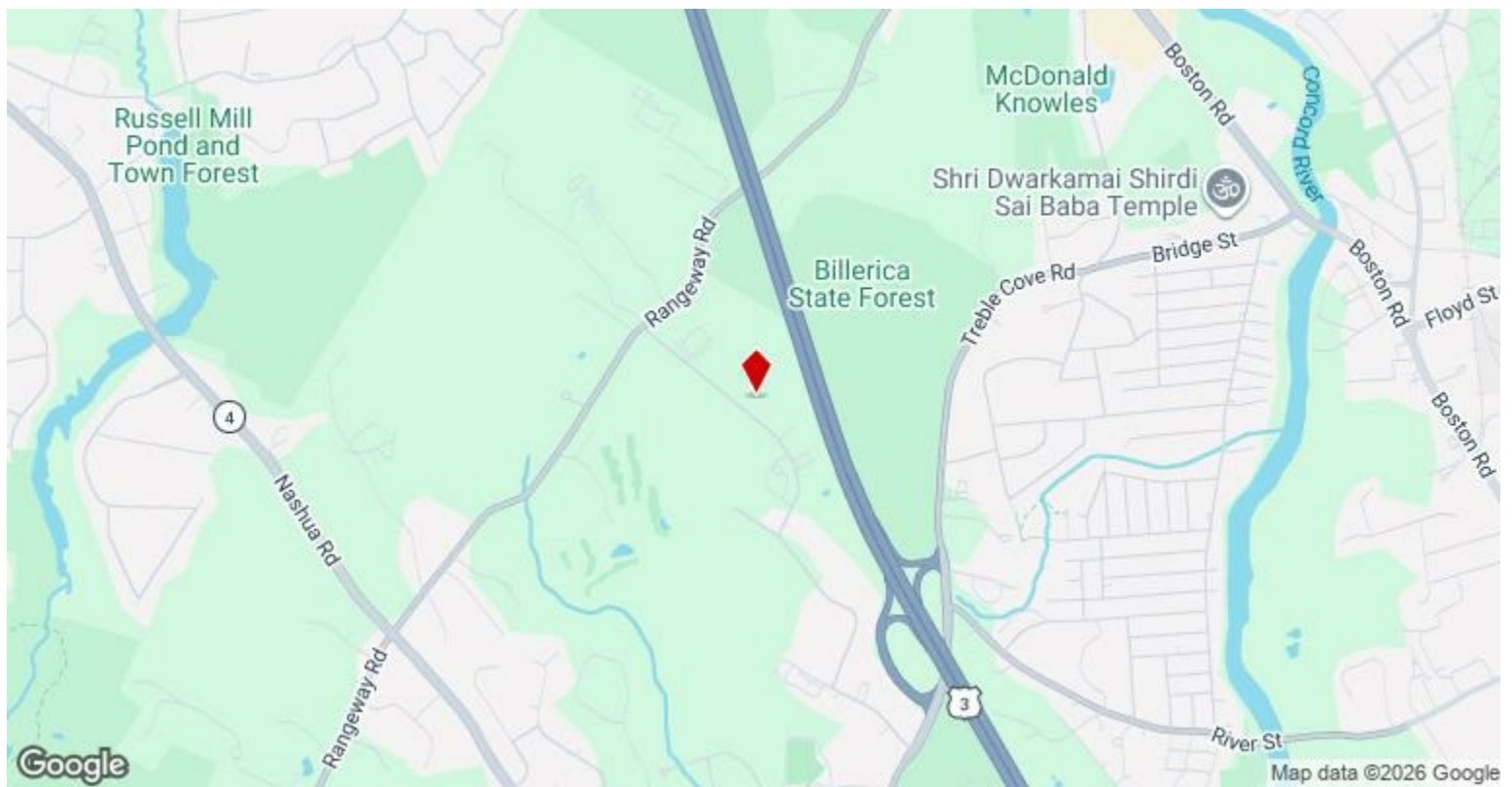
The available space features high-bay warehouse areas, flexible industrial layout. The configuration supports distribution, storage, light manufacturing, contractor operations, and similar business uses. Beautiful office space featuring a dedicated kitchen area and direct access to the warehouse through a drive-in overhead door, providing a functional layout for a variety of business operations.

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## Major Tenant Information

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| Tenant                                | SF Occupied | Lease Expired |
|---------------------------------------|-------------|---------------|
| ACA Corp                              | -           |               |
| Allium                                | -           |               |
| Bonaco Inc.                           | -           |               |
| Custom Chemical Co                    | -           |               |
| Dante Confection                      | -           |               |
| E&D Machining & Louis C Morin Company | -           |               |
| LaunchBay                             | -           |               |
| NE General Services                   | -           |               |
| Shinemound Enterprise                 | -           |               |
| Summit Energy                         | -           | June 2029     |



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## Property Photos



Interior Photo



Building Photo

## Property Photos



Building Photo



Interior Photo

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Interior Photo

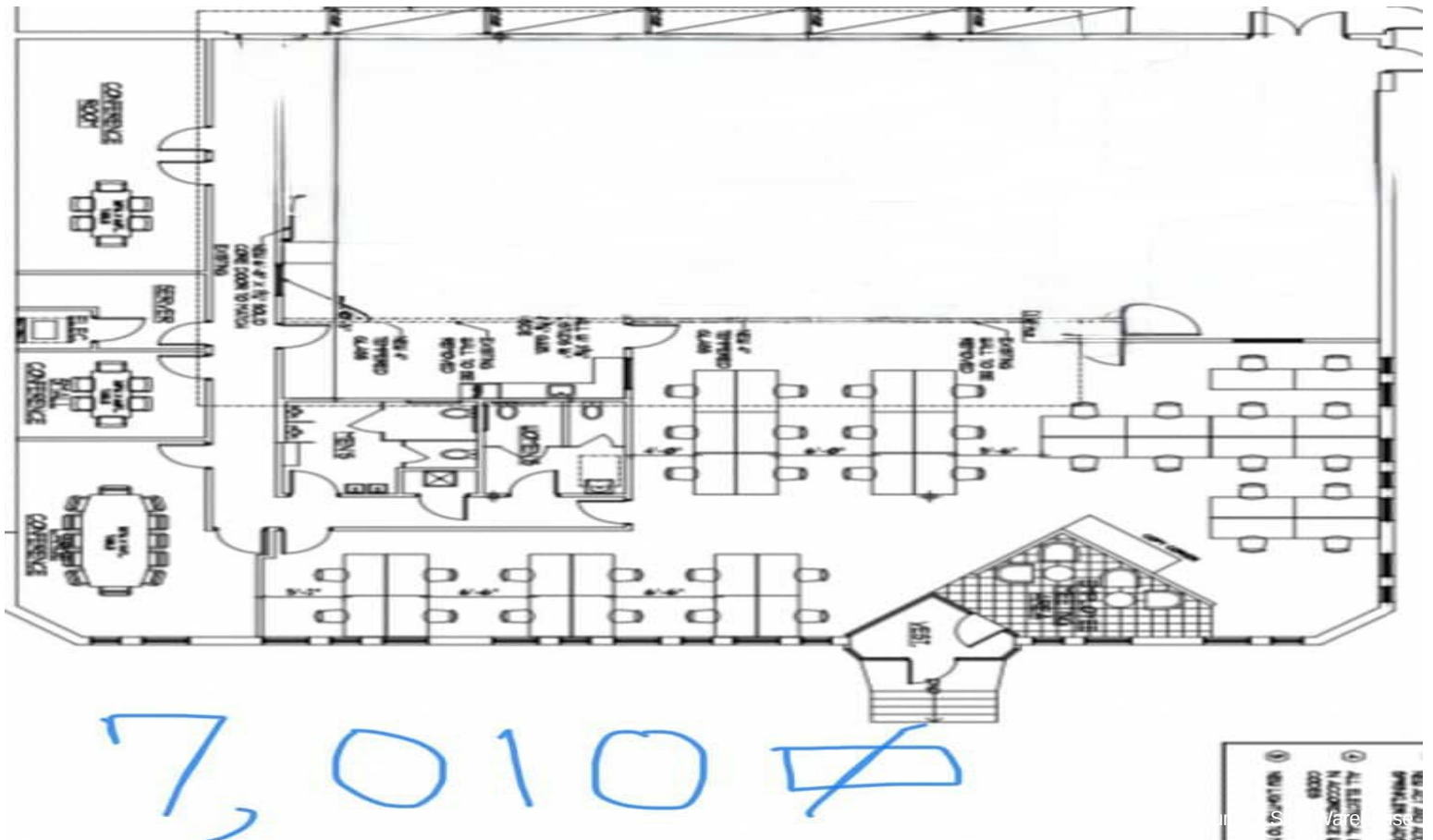


Interior Photo

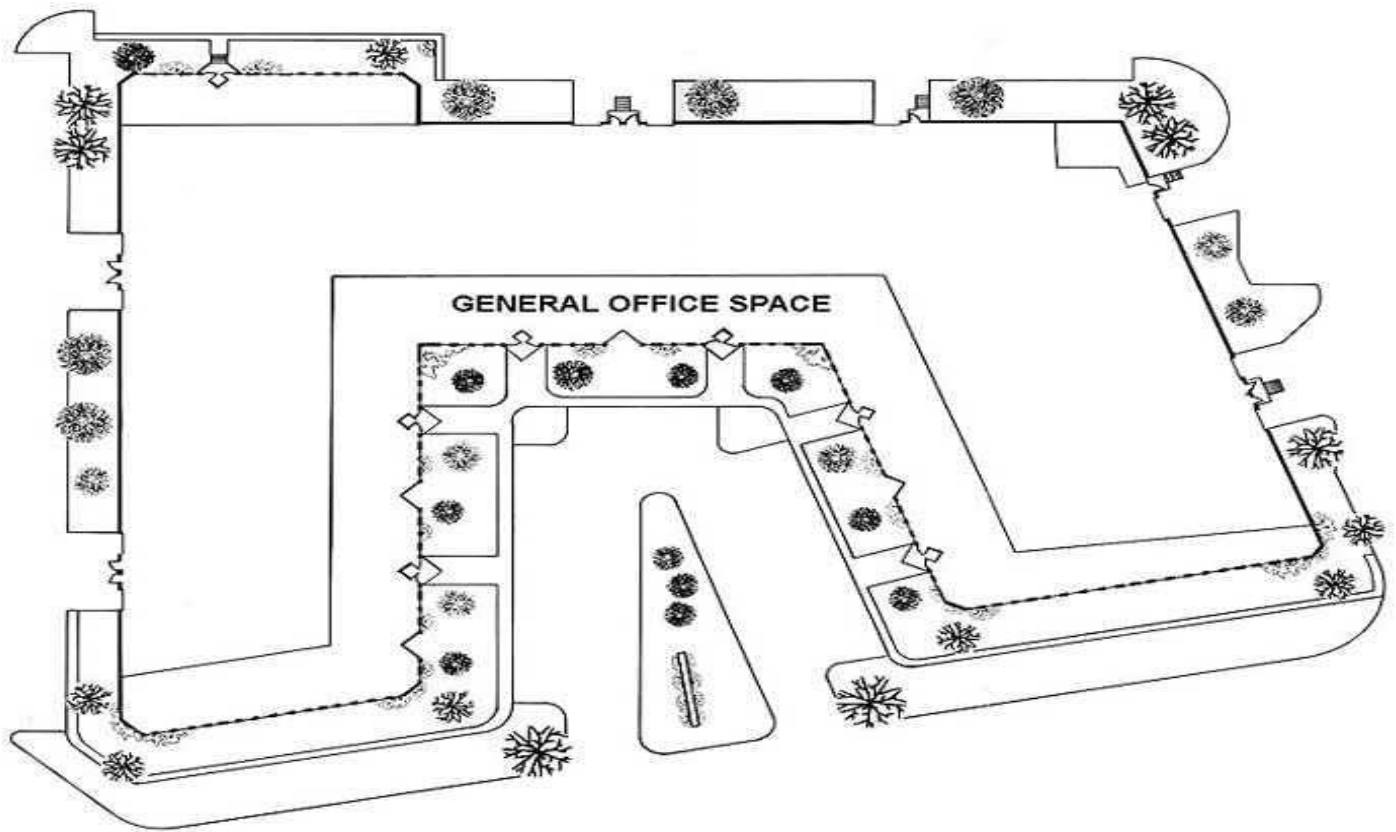
## Property Photos



Interior Photo



## Property Photos



Building Photo

## Property Photos



Interior Photo



Aerial