

400 IRONHORSE



\$5,250,000



219,164
SF



11
DOORS

Marcus & Millichap
THE KLEIN GROUP

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400 IRONHORSE

 400 Iron Horse Park
N. Billerica, MA 01862

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INVESTMENT SUMMARY

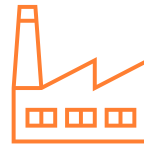


..... PROPERTY DESCRIPTION

The Klein Group, as exclusive agents, is pleased to present 400 Iron Horse Park. Originally utilized for train car manufacturing, this 219,000 SF building is currently utilized by a single manufacturer. The asset includes two manufacturing buildings, each with +/- 90,000 SF on the ground level, and 20,000 – 30,000 SF mezzanines. The facility features three loading docks and eight drive in doors, rail siding, 24' clear heights, with approximately 10' of additional clearance between roof trusses, and 2000-amp, 600-volt electrical service. The property sits on a 41.7-acre parcel, with roughly 13 acres of uplands. The sale will include a five acre "Asbestos Lagoon" at the rear of the buildings, what has been remediated and is in compliance with the EPA. Additional information is available upon request, lagoon should not be considered usable.

Iron Horse Park, long an important staple to the railroad industry, is witnessing a resurgence as the MBTA leverages holdings in the park. They recently built a command center for all northern commuter rail trains. This location is less than ten miles from much of Boston's most expensive industrial product, with buildings in Woburn commanding rents more than \$20 PSF NNN.

All property tours must be arranged with the listing agent(s). At no time shall the tenant, on-site management or staff be contacted without prior approval.



**AFFORDABLE, HIGH CLEAR
MANUFACTURING SPACE, FORTY
MINUTES FROM BOSTON**



OVER THIRTEEN ACRES OF USABLE LAND



HISTORIC RAIL SERVICE TO SITE

400 IRONHORSE

SALE PRICE
\$5,250,000

BUILDING SIZE
+/- 219,164 SF

LOT SIZE
13 AC Usable

OCCUPANCY
Owner Occupied

PARKING
100+ Spaces

PROPERTY FINANCIALS

PRICE	\$5,250,000
BUILDING SIZE	219,164 SF
GROUND LEVEL SIZE	+/- 185,000 SF
LOT SIZE	41.7 AC, 13 AC Usable
OCCUPANCY	Owner Occupied
PROPERTY TAXES (2024)	\$79,586

PROPERTY HIGHLIGHTS

DOCKS	3 Loading Docks
DOORS	8 Drive-In Doors
CLEAR HEIGHT	24'
COLUMN SPACING	27' x 81'
YEAR BUILT	1913
BUILDING TYPE	Warehouse
MEZZANINE	+/- 34,164 SF
SURFACE PARKING	100+ Spaces

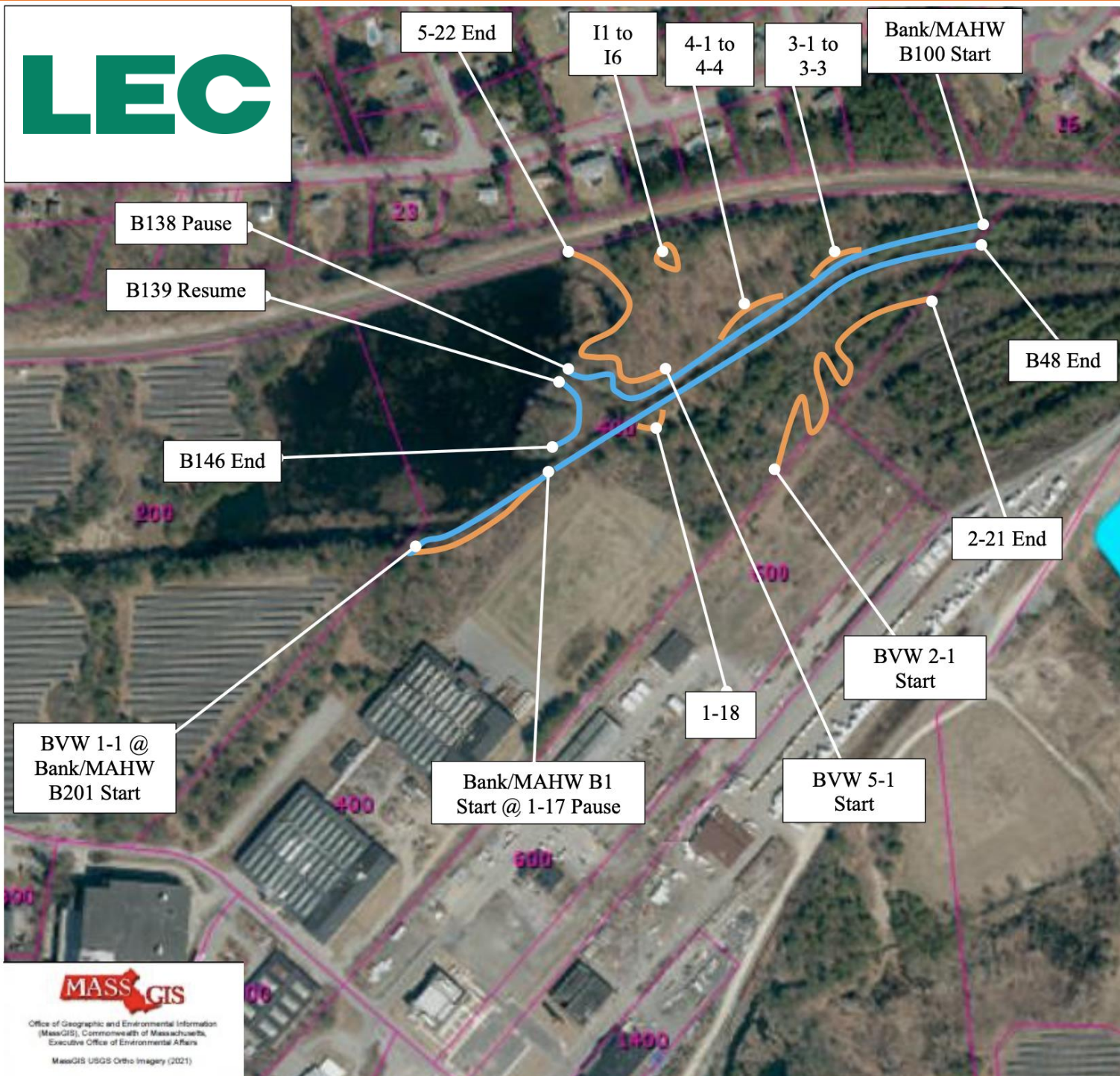
PROPERTY SYSTEMS

ROOF	Rubber Membrane
SPRINKLER SYSTEM	Wet
ELECTRIC	2000 Amps, 600 Volts
GAS	Natural Gas
WATER/SEWER	Municipal

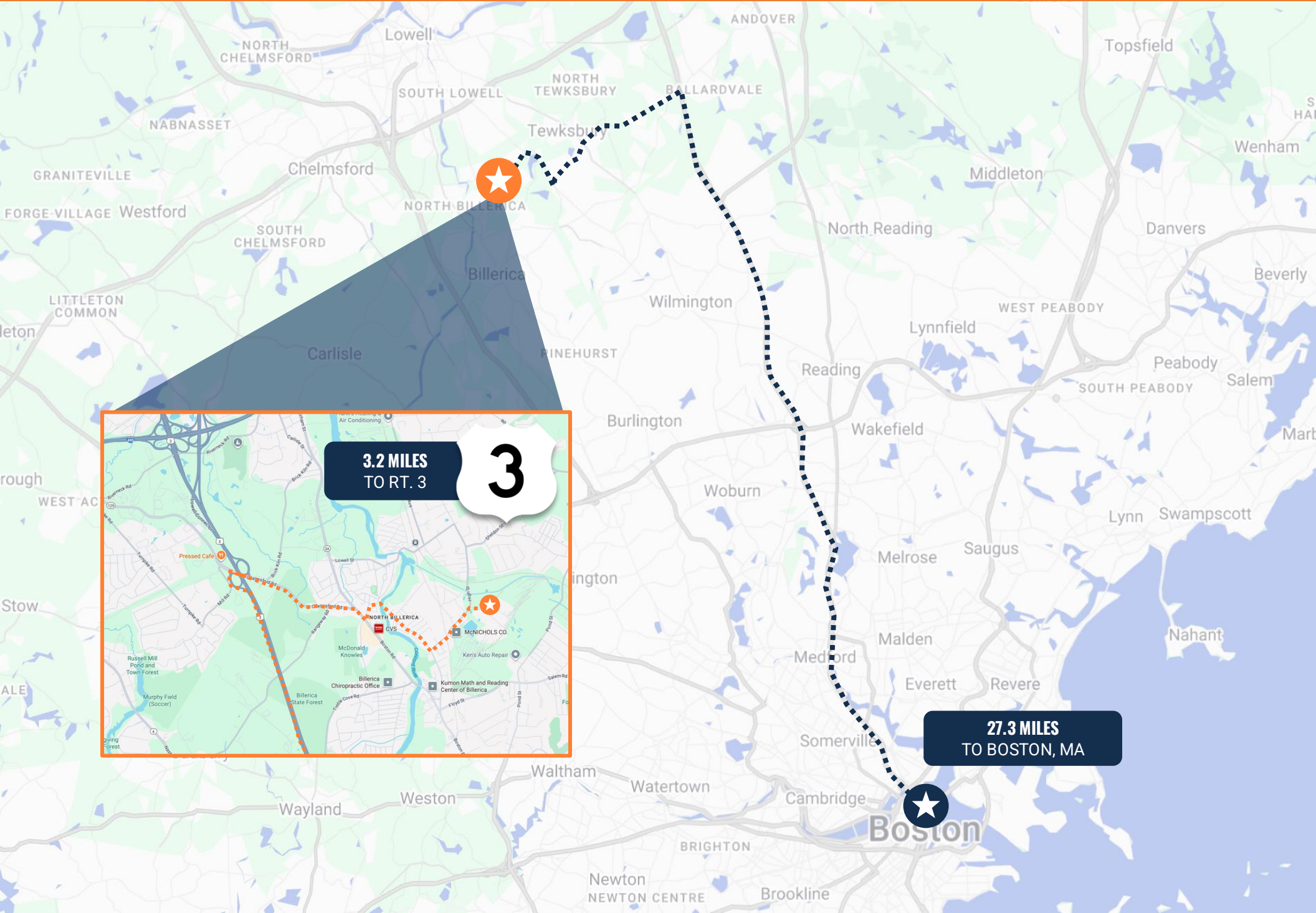
PLAT MAP



WETLAND DELINEATION



REGIONAL MAP



3.2 MILES
TO RT. 3



27.3 MILES
TO BOSTON, MA

OFFICE INTERIORS



AERIAL

SC Sanford Contracting
INCORPORATED



Spincraft
Engineering Technologies Group
a Standex company

Morgan Construction
We are big enough to serve you...yet small enough to care.

400 
IRONHORSE

**27.3 MILES
FROM BOSTON**

**MINUTES FROM
RT. 3, I-495, AND I-93**

Source: Map Data ©2025 Google

BILLERICA, MASSACHUSETTS

Billerica, Massachusetts, is a historic Middlesex County community first settled in 1652 and incorporated in 1655. Located about 16 miles northwest of downtown Boston, the town has a 2020 population of roughly 42,000 and spans 26 square miles. Billerica offers strong regional connectivity with access to major highways and the North Billerica MBTA Commuter Rail station on the Lowell Line, providing direct service to Boston. The town blends its colonial heritage and 19th-century mill history with modern suburban character, featuring residential neighborhoods, retail centers such as the redeveloped Shops at Billerica, and a robust local economy serving the Greater Boston market.



**HOME TO OVER
42,119 RESIDENTS**



**MINUTES FROM
I-95 AND I-495
EXITS**



**BILLERICA IS HOME TO
RECOGNIZABLE
BUSINESSES**

LIVING



\$139,706
MEDIAN
HOUSEHOLD INCOME



39,200
EMPLOYED
POPULATION



\$570,500
MEDIAN
PROPERTY VALUE



+/- 15,622
TOTAL
HOUSEHOLDS



8
BILLERICA PUBLIC
SCHOOLS

Marcus & Millichap

THE KLEIN GROUP

“Cutting Edge Technology Meets Old School Methods”

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