

**Available for Lease**  
7,640-12,265 +/- RSF Flex Industrial Space  
1,500-5,000 +/- RSF Office Space

[www.275BillericaRd.com](http://www.275BillericaRd.com)

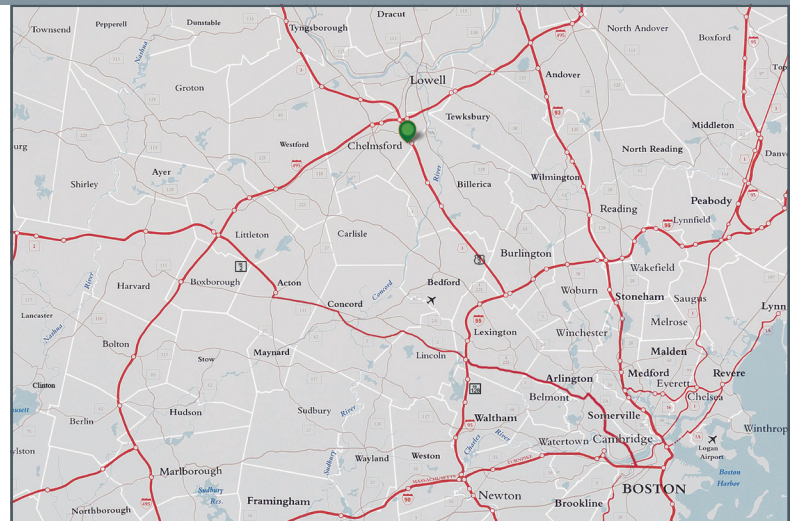


## 275 BILLERICA ROAD CHELMSFORD, MA

### SUMMARY

**275 Billerica Road** in Chelmsford has 7,640-12,265+/- RSF of fully air-conditioned flex space with warehouse/production, office and a dedicated loading dock. Separately available is 1,500-5,000+/- RSF of office space for lease. The building is located conveniently on Route 129, one-half mile from the RT 3/129 interchange and just south of I-495, providing easy access to New England's major highways as well as a quasi retail presence on Billerica Road (Rte. 129).

### MAP



TO LEARN MORE CONTACT: O'BRIEN COMMERCIAL PROPERTIES, INC.  
978-369-5500 | [www.obriencommercial.com](http://www.obriencommercial.com) | [joel@obriencommercial.com](mailto:joel@obriencommercial.com)

# Available for Lease

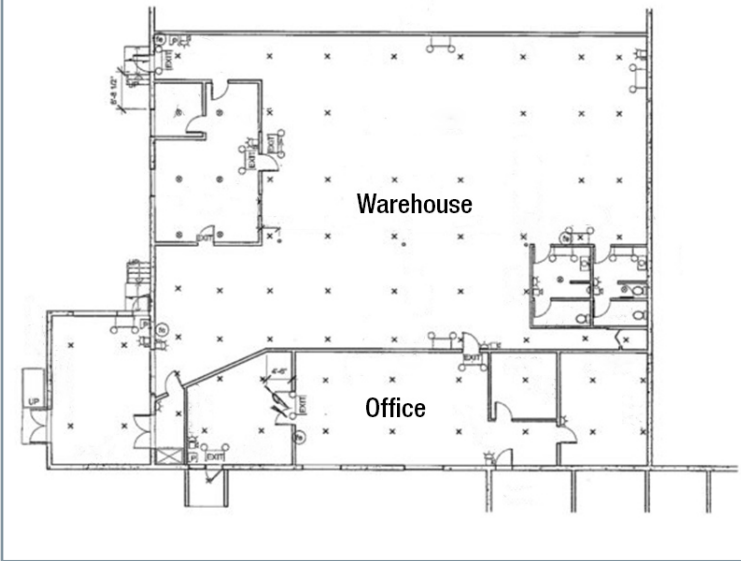
7,640-12,265 +/- RSF Flex Industrial Space  
 1,500-5,000 +/- RSF Office Space

[www.275BillericaRd.com](http://www.275BillericaRd.com)

## FLOOR PLANS

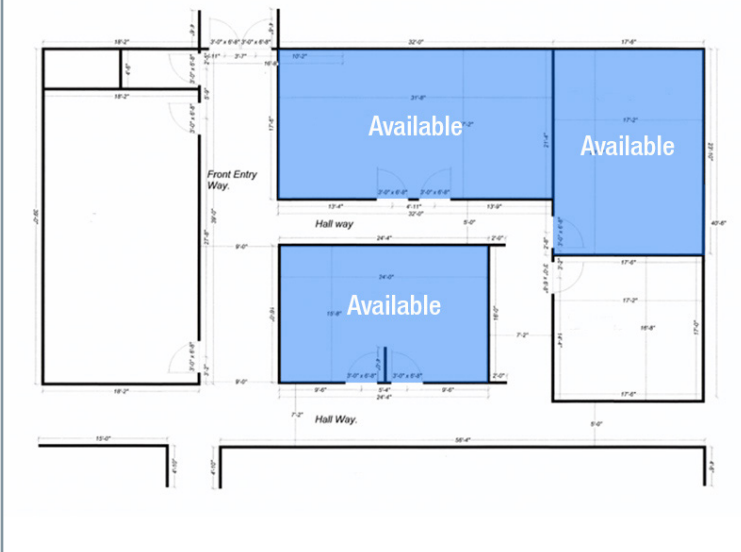
### 7,640 SF Space

#### Warehouse/Office



### Private Office Spaces

#### Front Offices



Available Space

## SPECIFICATIONS

<b>Year Built:</b>	1962
<b>Type:</b>	Flex/Industrial Space
<b>Stories:</b>	One
<b>Construction:</b>	Masonry
<b>Total Size:</b>	50,047 SF
<b>Available:</b>	7,640-12,265 +/- RSF 1,500-5,000 +/- RSF
<b>Zoning:</b>	Industrial
<b>Land:</b>	4.19 Acres
<b>Loading:</b>	One (1) tailboard dock
<b>Parking:</b>	3/1,000 SF
<b>HVAC:</b>	A/C Throughout
<b>Heating:</b>	Gas
<b>Sprinklers:</b>	Wet
<b>Ceiling Height:</b>	12' to bottom of joists
<b>Electrical:</b>	400 Amps @ 460 Volts
<b>Flooring:</b>	Reinforced Concrete
<b>Water/Sewer:</b>	Municipal

## AERIAL



TO LEARN MORE CONTACT: O'BRIEN COMMERCIAL PROPERTIES, INC.  
 978-369-5500 | [www.obriencommercial.com](http://www.obriencommercial.com) | [joel@obriencommercial.com](mailto:joel@obriencommercial.com)