



# 44 MANNING ROAD

**BILLERICA, MA**

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17,872 SF | UNIT 201: FLEX/R&D SPACE FOR LEASE

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

17,872 SF Flex/R&D Space for Lease

### PROPERTY HIGHLIGHTS

- Strategically located near the intersection of Route 3 and Route 62, and has close proximity to Route 128
- This building is a 64,000 SF first class Office/R&D/Light Assembly building
- The passenger/freight elevator has a capacity rating of 4,000 lbs
- Natural gas for the HVAC system heating in Suite 201 is and can be separately metered for that space
- Generator power is also available in Suite 201

### OFFERING SUMMARY

Available SF:	Unit 201: 17,872
Building Size:	64,000 SF
Zoning:	Industrial
Year Built:	1985
Parking:	2.9/1,000 SF
Loading:	Two (2) shared tailboard docks
Sprinkler:	Wet
Water/Sewer:	City
Main Building Electric:	4,000 amps; 277/480V
Rental Rate:	\$10.95/SF NNN



## ADDITIONAL PHOTOS







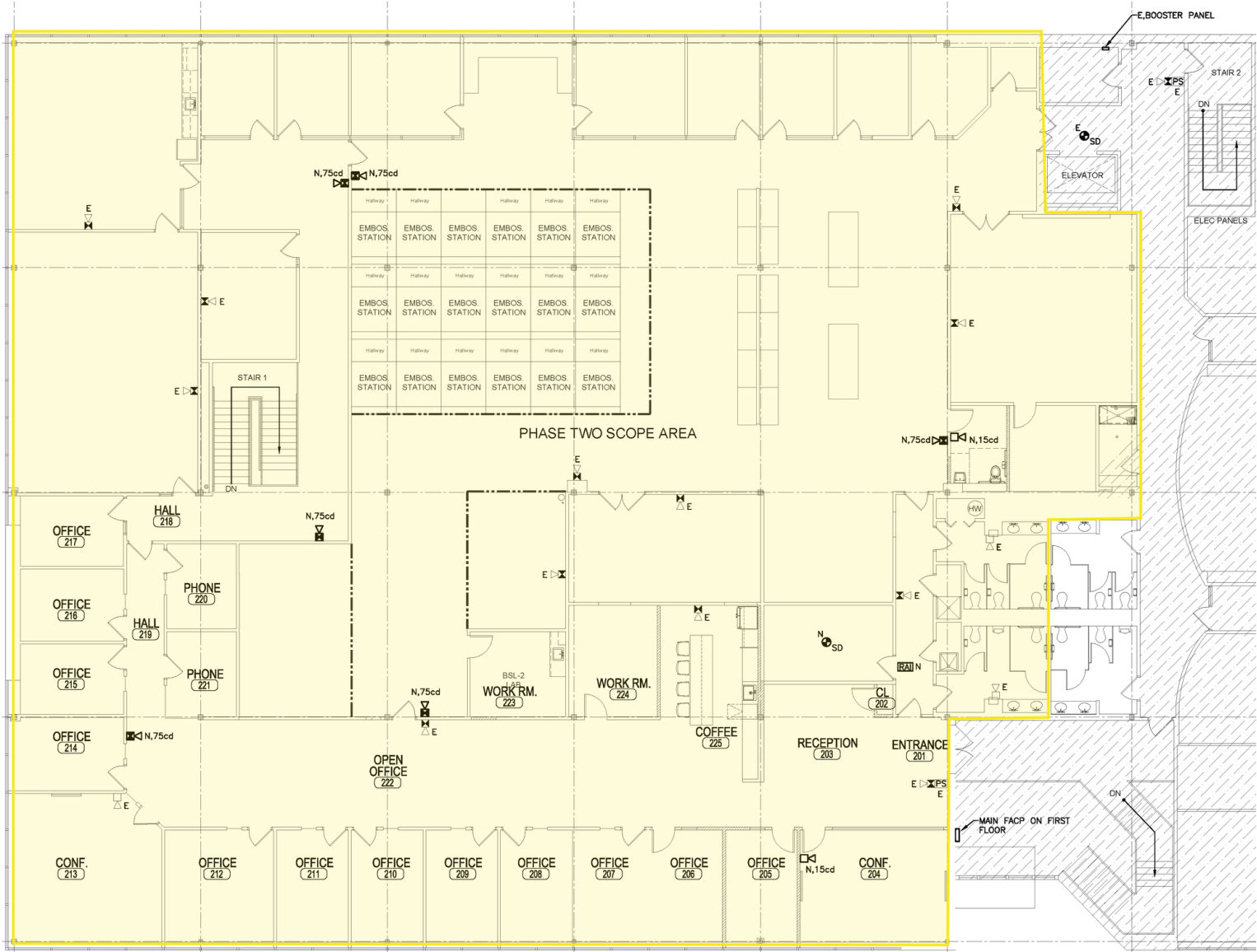


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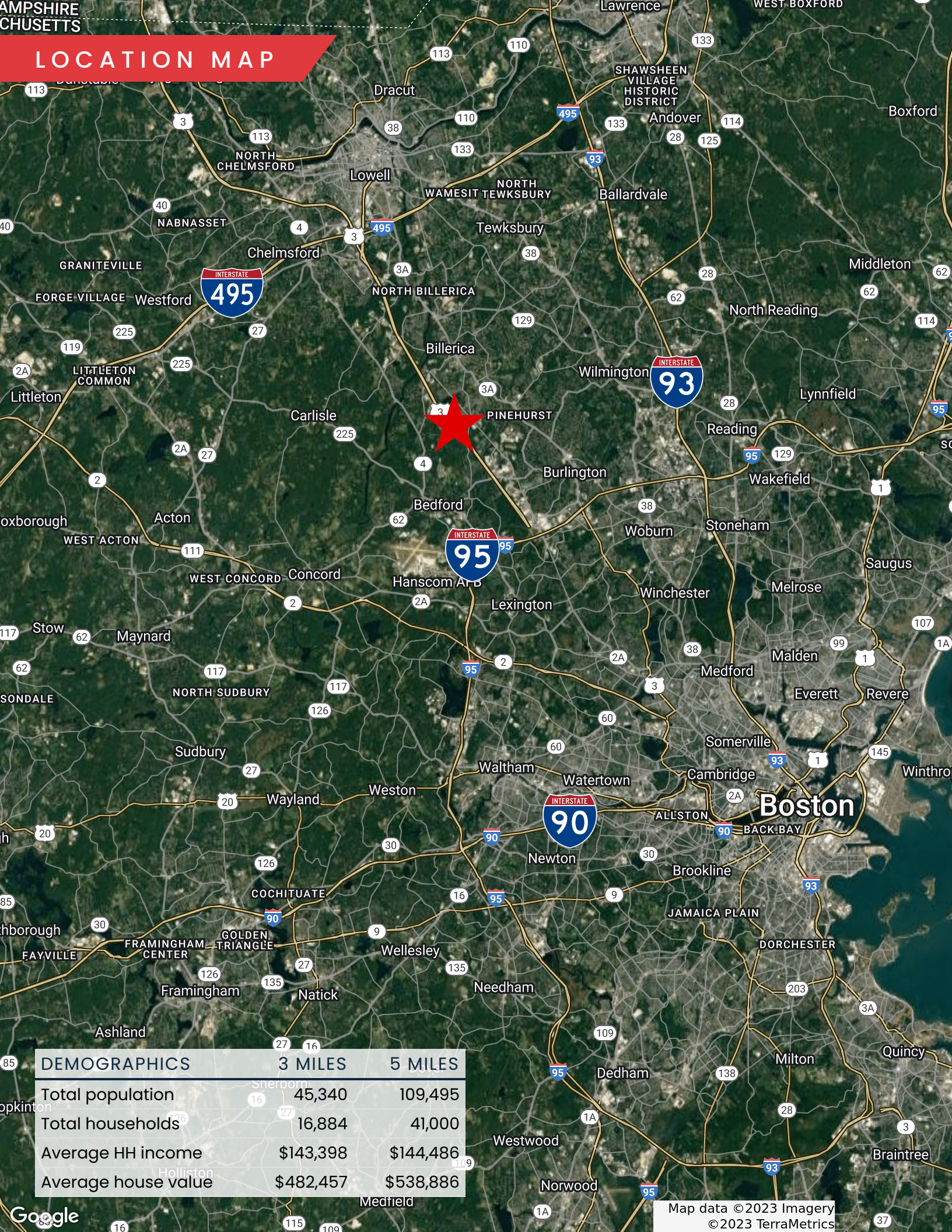




FLOOR PLAN







DEMOGRAPHICS	3 MILES	5 MILES
Total population	45,340	109,495
Total households	16,884	41,000
Average HH income	\$143,398	\$144,486
Average house value	\$482,457	\$538,886



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