

AVAILABLE FOR SALE or LEASE

50,500 Square Feet of Flex Space



275 Billerica Road, Chelmsford, MA

Klemmer Associates would like to announce that **275 Billerica Road** in Chelmsford, MA is available for Sale or Lease. The entire 50,500 square foot building is available for Sale and includes two existing tenants occupying approximately 36,500 square feet. There is a remaining 14,000 square feet available for a user or investor. Offering excellent highway access the building lends itself to a variety of uses. It is ideally suited for offices, R&D, light manufacturing, or warehousing.

For more information contact



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

781.729.5000

www.klemmerassoc.com

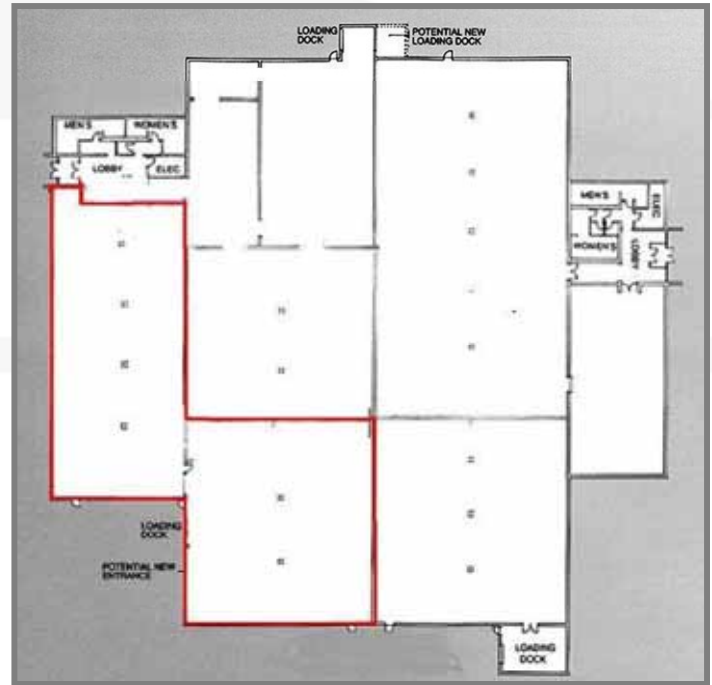
275 Billerica Road
Chelmsford, MA



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SPECIFICATIONS

Space Available:	14,000 SF
Ceiling Height:	14' clear
Total Building Size:	50,500 SF
Parking:	4 spaces/1000 SF
Building Type:	Single story steel frame and decorative block
Zoning:	Industrial
Heating System:	Forced hot water –gas
Air-Conditioning:	100% throughout
Sprinklers:	Throughout (wet)
Loading:	One (1) tailboard dock
Lighting:	Fluorescent
Electrical:	400 amps @ 480V
Flooring:	Reinforced concrete
Lease Rate:	\$6.50 per SF NNN
Water/Sewer:	Municipal



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service
781.729.5000 or www.klemmerassoc.com