

23

ESQUIRE
ROAD
BILLERICA



Fully Air
Conditioned



Easy Highway
Access

39,062 SF REMAINING

FLEX/R&D MANUFACTURING
AVAILABLE FOR LEASE



MARCUS PARTNERS



RHINO
CAPITAL

5,000 AMPS
of Power to
Vacancy

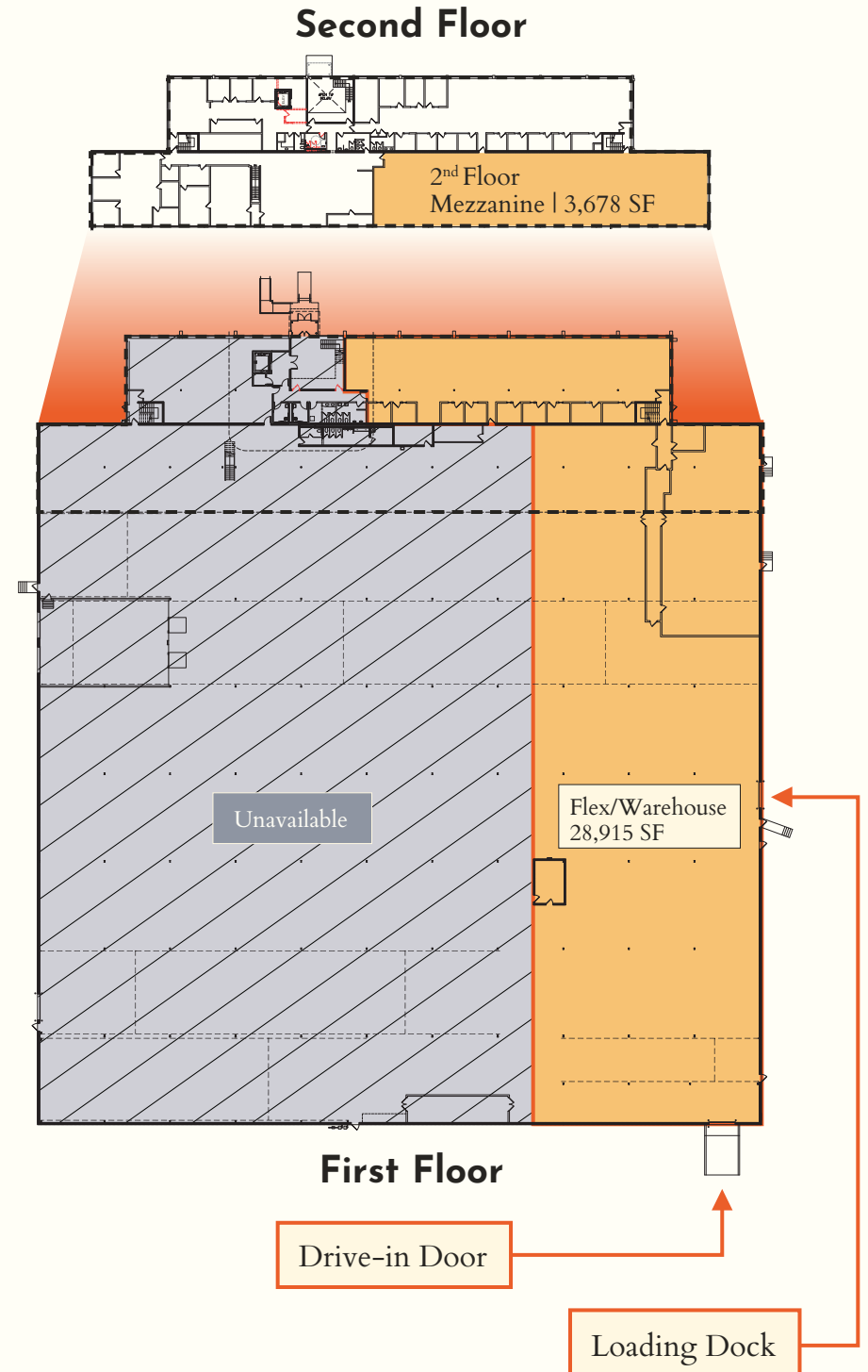
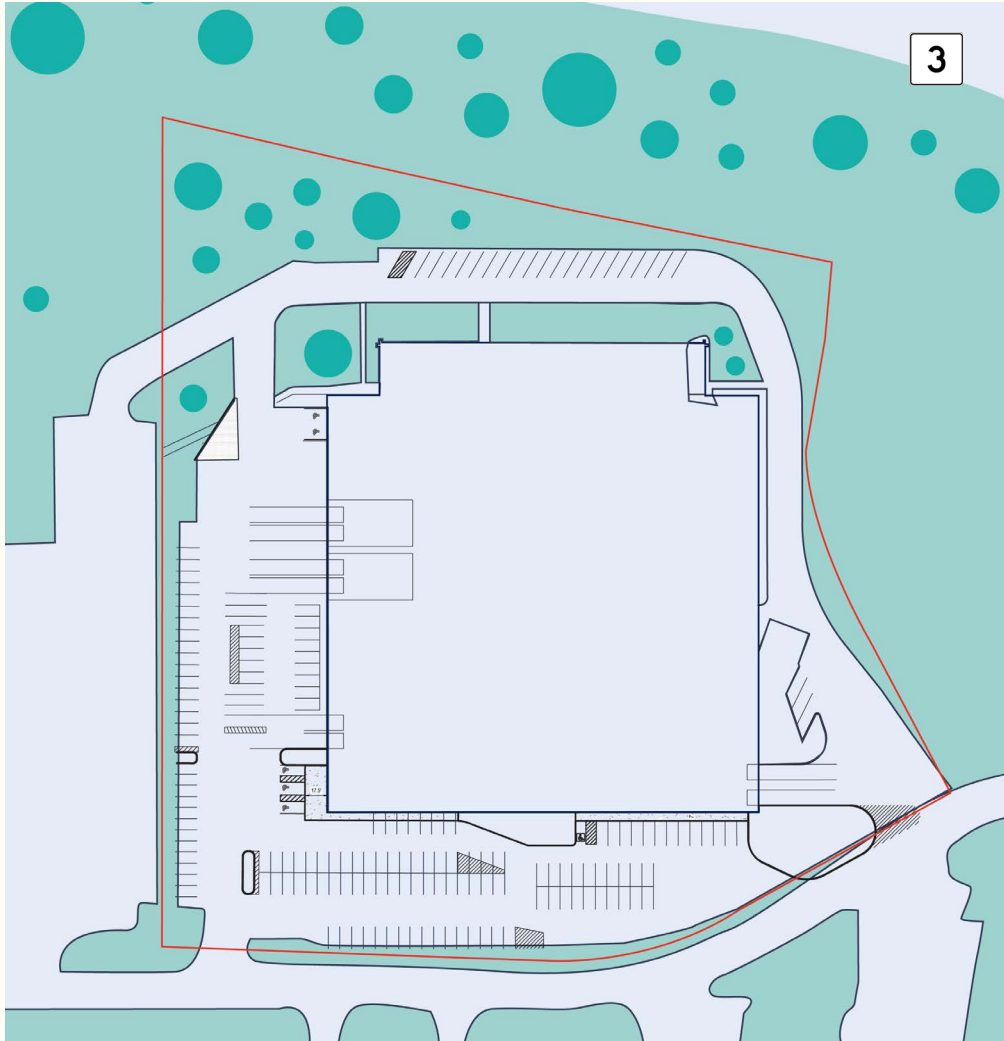
Building Features

Year Built:	1975
Renovated:	2025 (upgraded power, whitebox interior)
Building Size:	± 136,421 RSF Available: 39,062 SF - Flex/Warehouse: 28,915 SF - Office: 5,594 SF - Mezzanine: 3,678 SF
Land:	7 acres
Clear Height:	18' clear, 21' to deck
Column Spacing:	30' x 40'
Electrical Capacity:	5,000 A/ 480V/ 3 Phase to the vacancy
Roof:	TPO Membrane

Loading Docks:	One (1) tailboard dock One (1) drive-in (12'x14')
Clean Room:	± 5,000 SF
Zoning:	General Industry
Parking:	49 Total Spaces to the vacancy
Sprinkler	Wet System
Water & Sewer:	Town of Billerica
Electric & Gas:	National Grid
HVAC:	100% Throughout



Site Plan & Floor Plans





Tenants Nearby



30 Minute Drive
To Boston



7 Minute Drive



14 Minute Drive



Easy Access to
Route 3



10 Minute Drive

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