

23

ESQUIRE
ROAD
BILLERICA

Fully Air Conditioned

Easy Highway Access

39,062 SF REMAINING

FLEX/R&D MANUFACTURING
AVAILABLE FOR LEASE

5,000 AMPS of Power to Vacancy

Colliers | MARCUS PARTNERS | RHINO CAPITAL

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’
Floor Thickness	5” Concrete Floor Slab throughout

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

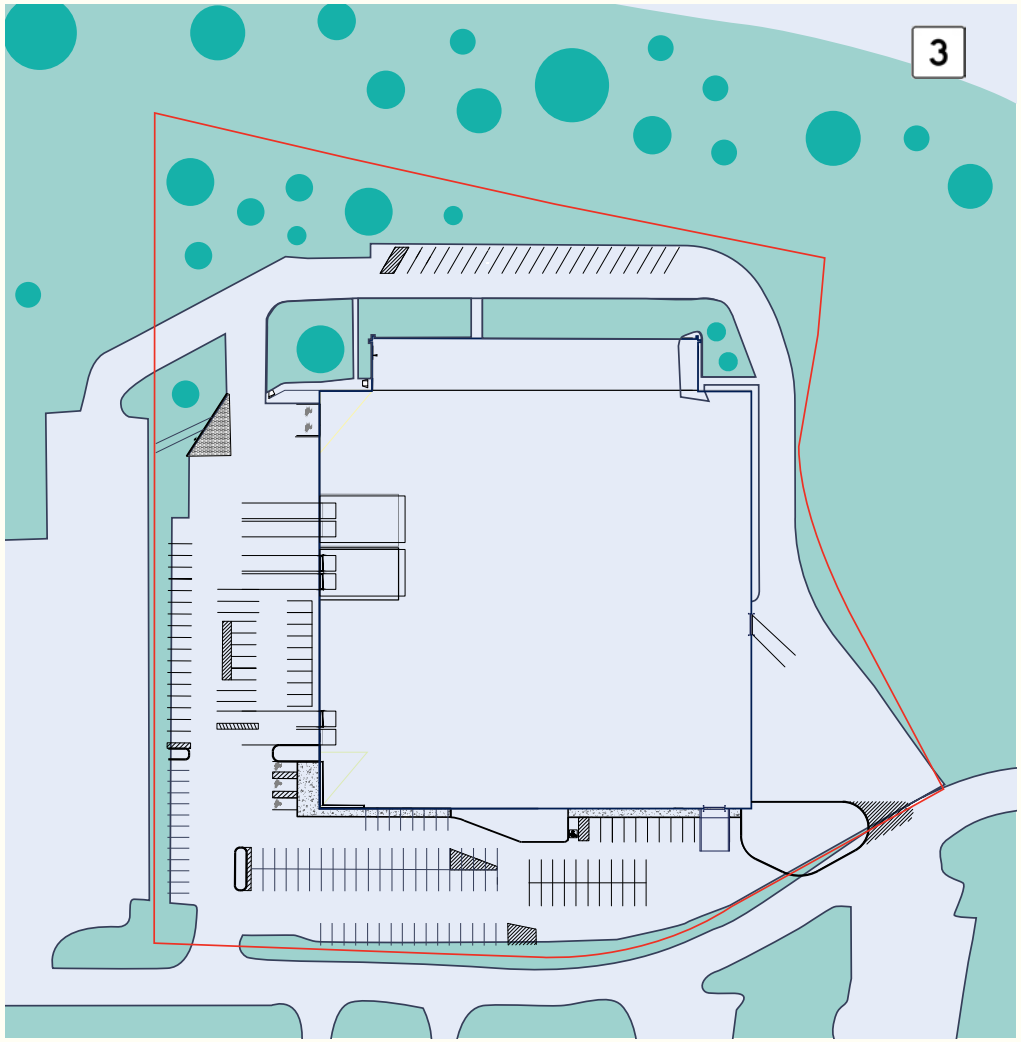


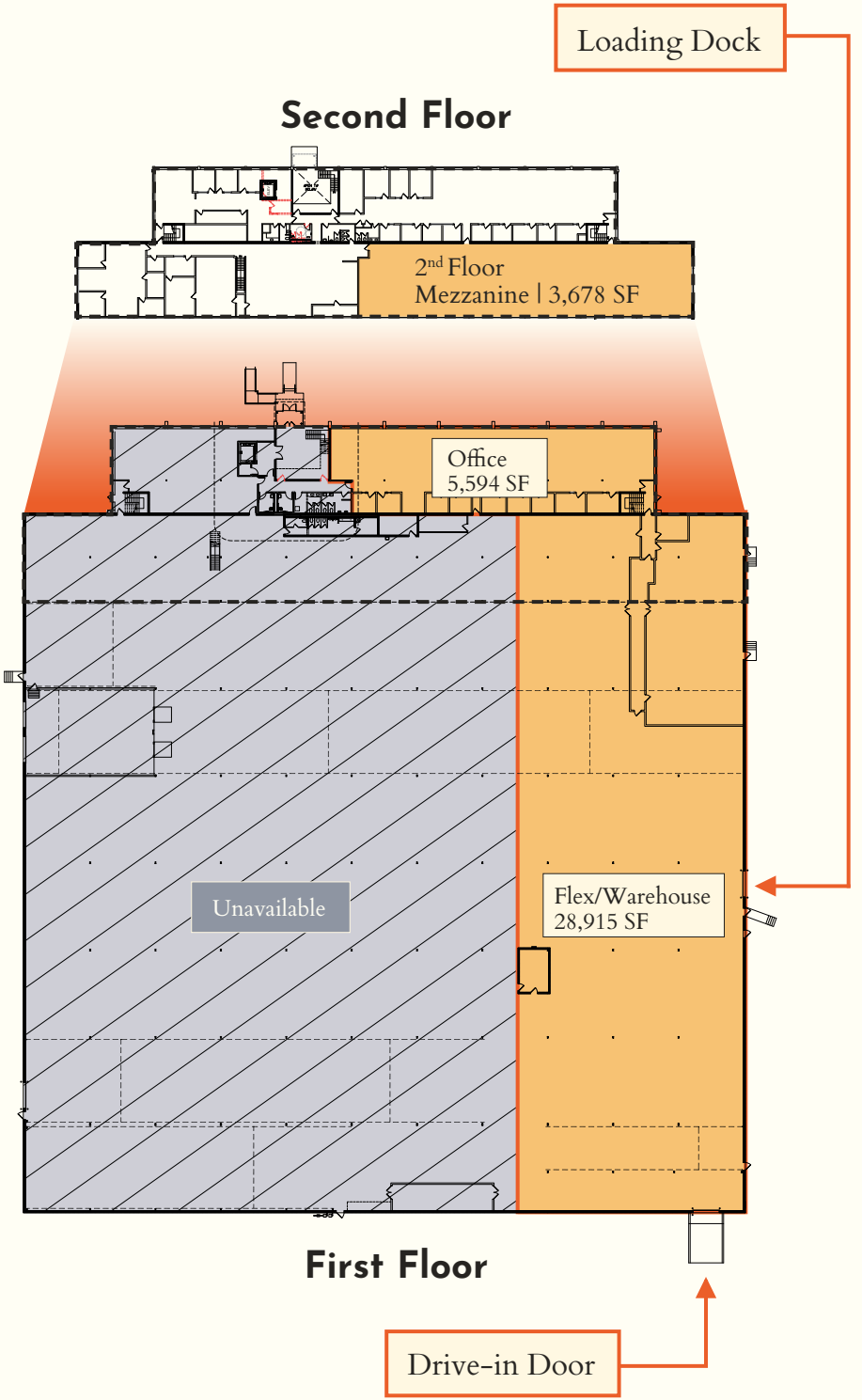






Site Plan & Floor Plans







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