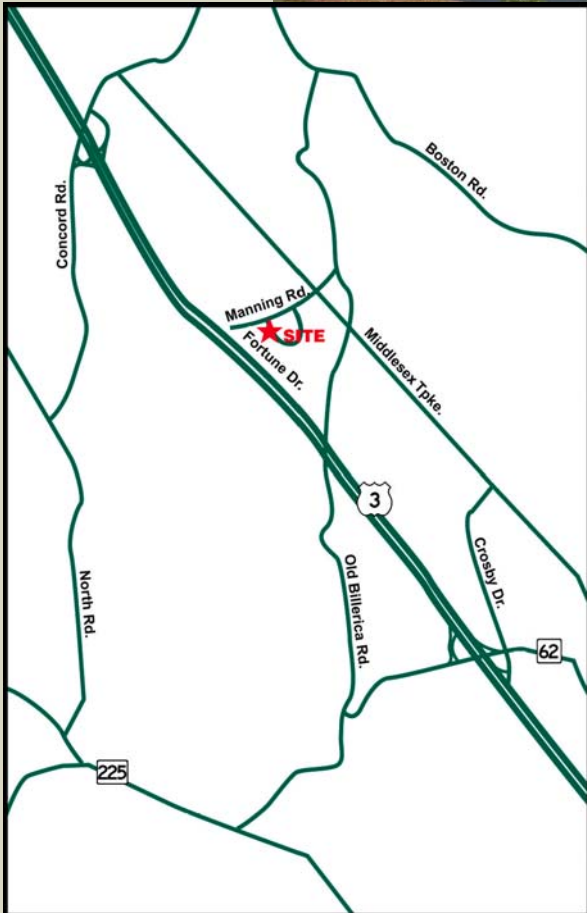


## Space for Lease

## 44 Manning Road Billerica, MA



### Building Information

Building Size:	64,000 square feet (s.f.)
Available Spaces:	16,000-32,000 s.f. (16K per floor)
Built:	1985
Land Area:	5.4 acres
Use:	Office/R&D/Assembly
Parking:	2.9/1000 s.f.
Loading Docks:	Two (2) tailboard docks
Column Spacing:	11' x 25'
Sprinkler:	Wet system
Water:	City water
Sewer:	Septic System
Electrical:	277/480 volts, 3000 amps
Tel/Data Wiring::	Category 5 & 5E, supported by Cisco IP phone switchhand & Cisco network equipment
Rental Rate:	\$7.95 n3
Amenities:	Two-story glass atrium lobby



**THE  
STUBBLEBINE  
COMPANY**

Information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyer/tenants should have their choice to inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.

**EXCLUSIVE AGENT**

One Cranberry Hill  
Lexington, MA 02421  
Phone (781) 862-6168  
FAX (781) 862-6212

Space for Lease

**44 Manning Road  
Billerica, MA**



*Strategically located near the intersection of Interstate 3 and Route 62, 44 Manning Road in Billerica is a 64,000 s.f. first class Office/R & D/light assembly building. The building offers close proximity to Routes 128 and Route 3, 3000 amps of power, and tailboard loading.*



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