

FOR LEASE

WAREHOUSE SPACE

±115,822 SF

BILLERICA COMMERCE CENTER, 90 SALEM ROAD

North Billerica, MA



±115,822 SF WAREHOUSE SPACE

PROPERTY OVERVIEW

Billerica Commerce Center at 90 Salem Road is a first class distribution center consisting of 612,685 SF of warehouse space situated on 62 acres. Recent improvements include new entrance features for tenant spaces, new driveways and parking areas, new landscaping, façade improvements and new overhead dock doors.

Located northwest of Boston, the property is approximately three miles from the intersection of Route 3 and Interstate 495. The facility has warehouse clear heights of 30-38', 11 loading docks, six drive-in doors with levelers and rail service, all on a 62-acre site that can accommodate significant trailer and car parking.



BUILDING SPECIFICATIONS

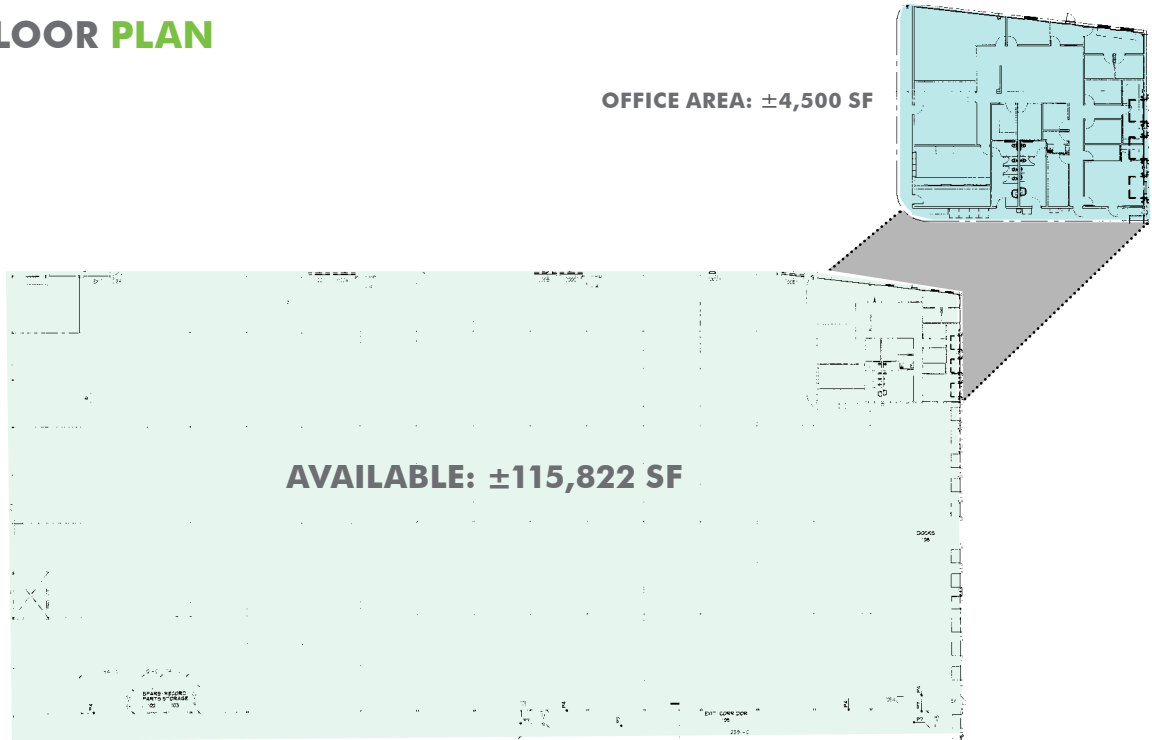
- + **Use:** Warehouse and distribution
- + **Stories:** One
- + **Building Size:** 612,685 SF
- + **Available SF:** ±115,822 SF
 - **Warehouse:** ±111,322 SF
 - **Office:** ±4,500 SF
- + **Year Built/Renovated:** 1972/1982, 2007
- + **Site Size:** Approximately 62 acres
- + **Construction:** Steel-frame structure with precast-concrete panels
- + **Roof:** Ballasted rubber-membrane roof (2003)
- + **Clear Height:** 30'
- + **Bay Size:** 32' x 40' and 30' x 50'
- + **Loading:** 11 tailboard-level docks within available space and six drive-in doors
- + **HVAC:** Heat is provided by gas-fired blowers
- + **Sprinkler:** Full wet-sprinkler system (ESFR)
- + **Electric:** 5,000 Amp, 477 Volt service
- + **Utilities:**
 - **Electricity:** Mass Electric Co.
 - **Gas:** Boston Gas
 - **Water/Sewer:** Town of Billerica
- + **Rail Service:** The B&M line
- + **Parking:** The site has extensive trailer and car parking
- + **Economic Opportunity Zone:** The property is eligible for Economic Development Incentive Program & Investment Tax Credit

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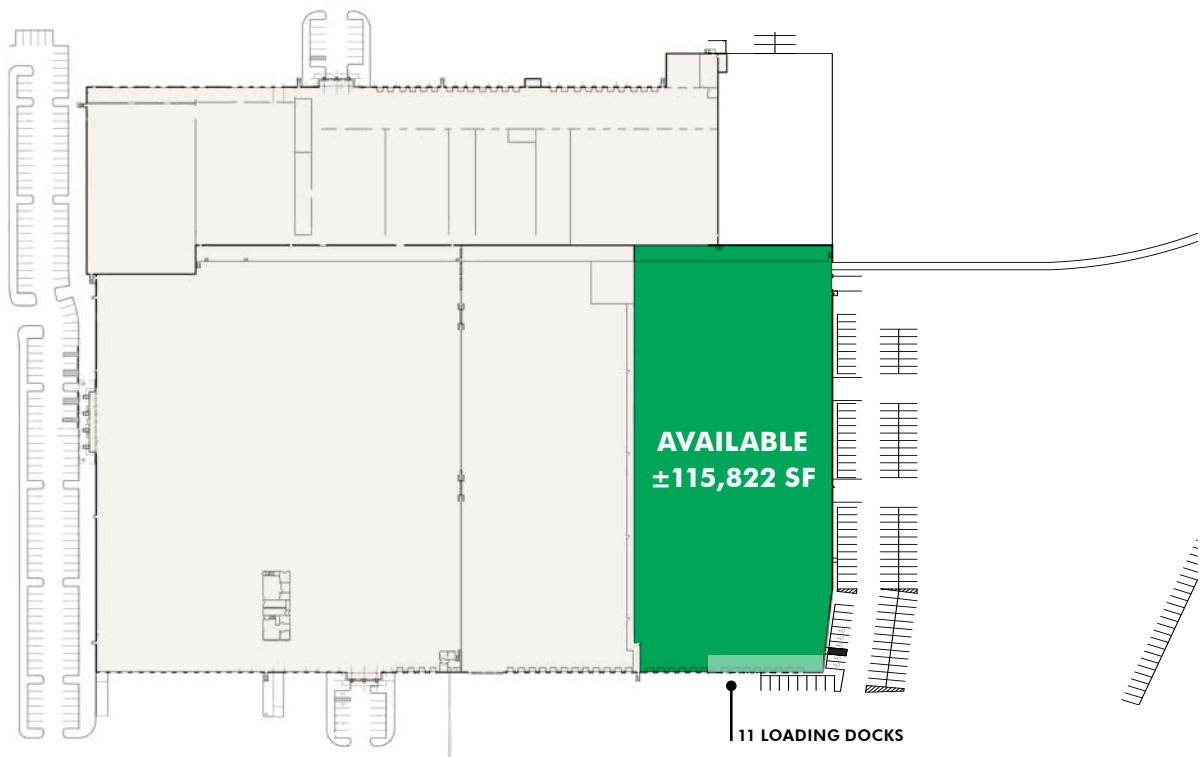
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FLOOR PLAN



SITE PLAN



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