

FOR LEASE

35 DUNHAM ROAD

BILLERICA, MA

Subdividable ±4,320-8,640 SF
Flex Space



PROPERTY DESCRIPTION

CBRE/New England is pleased to present 35 Dunham Road, a well-located flex facility in Billerica, MA. Directly accessible from Routes 3 and 128 and Interstate 95, the building offers ideal access for commuting and distribution.



PROPERTY FEATURES

- + **Building SF:** ±65,912 SF
- + **Available SF:** ±4,320-8,640 SF
- + **Roof:** Rubber membrane ballasted
- + **Year Built:** 1984
- + **Clear Height:** 16'
- + **Bay Spacing:** 36' x 30'
- + **Loading:** Two tailboard docks
- + **Fire Protection:** 100% wet system
- + **Parking:** 1.8/1,000 SF
- + **HVAC:** Rooftop units (17.5-32.5-ton capacity)
- + **Electric:** 200-400 amps, 120/208 volts (can be increased)
- + **Utilities**
 - **Gas & Power:** National Grid
 - **Water/Sewer:** Billerica

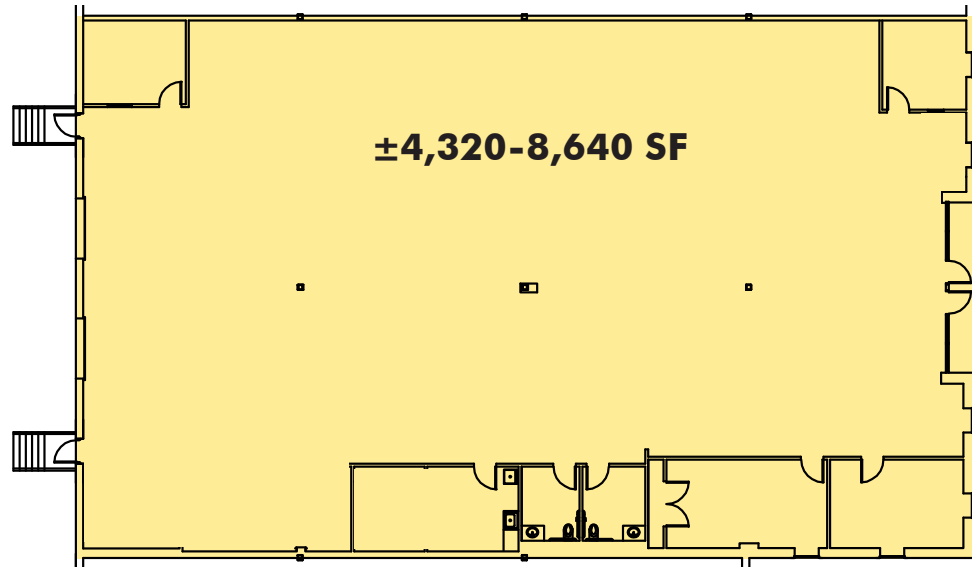
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FLOOR PLAN



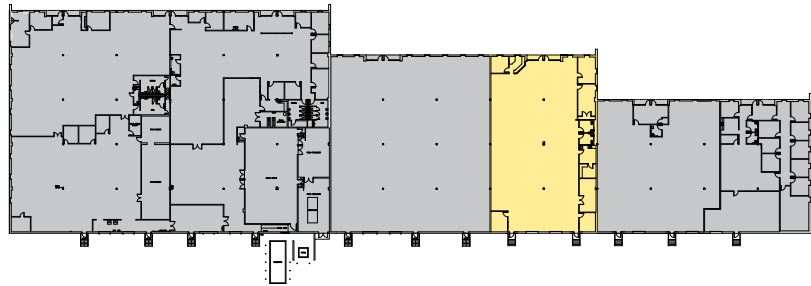
AVAILABLE SF



±4,320-8,640 SF



LEASED



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