

BILLERICA, MA INDUSTRIAL CONDOMINIUMS FOR SALE OR LEASE



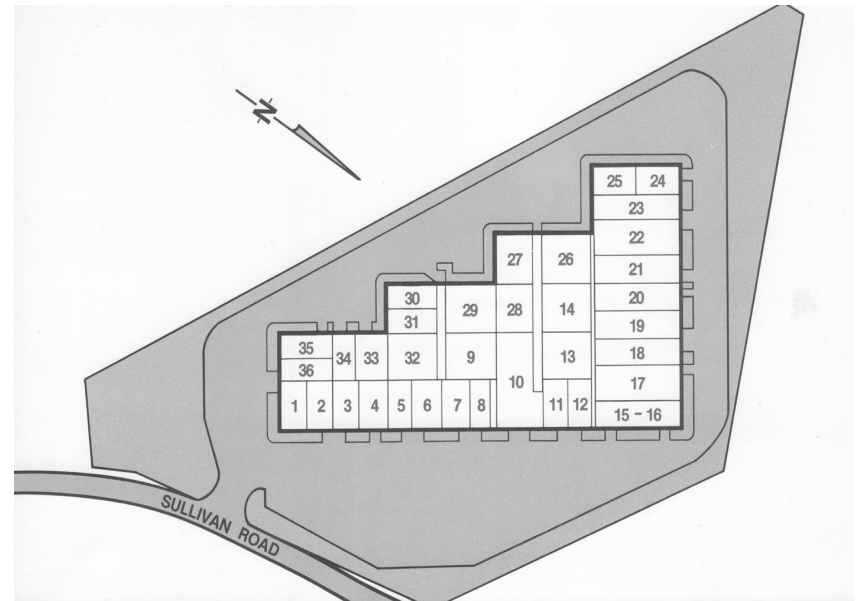
SULLIVAN ROAD INDUSTRIAL CENTER (A CONDOMINIUM) NORTH BILLERICA, MA

Sullivan Road Industrial Center is ideal for the smaller users who want to **own** their own business space ...

in a highly accessible location ...

at the heart of one of the state's most vigorous commercial and industrial areas.

Minutes from America's Technology Highway (Route 128), and even closer to I-495 and Route 3, this project was specifically designed for the small contractor, trades person, machine shop, or distribution, service or manufacturing company. Sullivan Road Industrial Center units are available starting at a little over 1,000 square feet, and units of over 6,000 square feet are possible within the 79,000 square foot building. The height of the building further allows the addition of economical mezzanine space for office or storage.



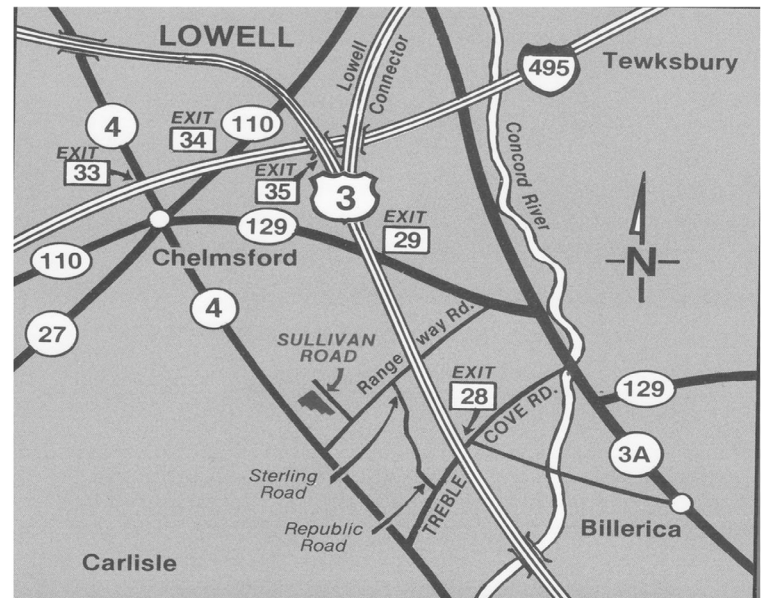
Consider these **BIG** benefits for the small owner/user:

- Drive-in or tailgate shipping/receiving facilities for each unit
- Capital appreciation through real estate ownership
- Tax advantages of ownership
- Rent increase protection
- Low maintenance cost through economies of scale
- Flexible lease/purchase options
- Cost-effective second floor expansion
- Quality masonry block wall construction throughout
- Ample parking for cars and trucks
- Heavy reinforced concrete floors
- Economical gas heat
- Heavy 3-phase electrical service

LEASE RATES & SALE PRICES

UNIT NO.	UNIT SIZE	LEASE RATE*	SALE PRICE
#3 Ext. Unit Drive-In Door	1363 SF	\$1250/Mo. = \$11.00/SF	\$185,000 = \$135.73/SF
#13 Int. Unit, A/C, Tailgate Door	2705 SF	\$2000/Mo. = \$8.87/SF	\$270,000 = \$99.82/SF
#14 Int. Unit, A/C, Tailgate Door	2744 SF	\$2025/Mo. = \$8.86/SF	\$274,000 = \$99.85/SF
#18 Ext. Unit, A/C, Full Office Build-Out	2426 SF	\$2225/Mo. = \$11.00/SF	\$315,000 = \$129.84/SF
#28 Int. Unit Tailgate Door	2138 SF	\$1625/Mo. = \$9.12/SF	\$235,000 = \$109.92/SF
#33 Ext. Unit Drive-In Door	1673 SF	\$1535/Mo. = \$11.01/SF	\$226,000 = \$135.08/SF
#36 Ext. Unit	1408 SF	\$1175/Mo. = \$10.01/SF	\$190,000 = \$134.94/SF

*LEASE RATES INCLUDE BASE YEAR REAL ESTATE TAXES AND BASE YEAR CODO FEES



Exclusive Agent



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