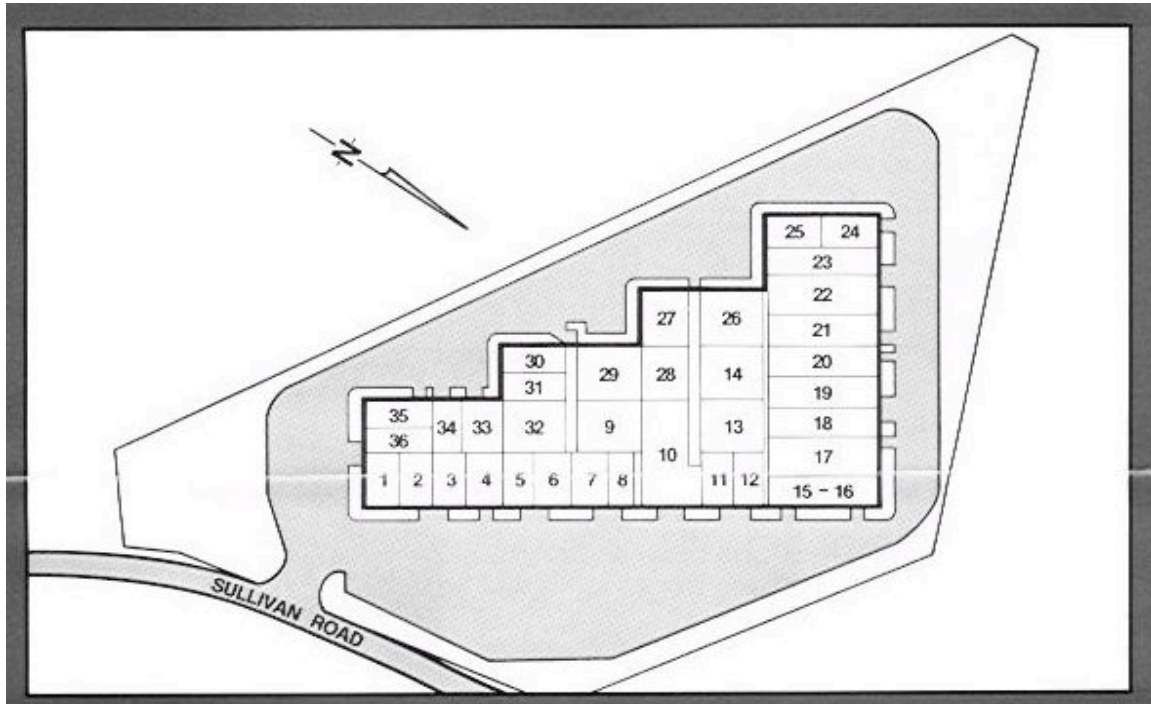


# BILLERICA

## Industrial Condominiums

### FOR SALE or LEASE



### 34 Sullivan Rd, Billerica, MA 01821

- #30 1,352 sq. ft. unit with tailgate loading, 3 phase electric, 18ft clear height, roof venting, high intensity lighting. Lease @ \$1025/month gross + utilities\* Sale @ \$185,000
- #36 1,408 sq ft , unit with one dedicated direct access tailgate loading door, 3 phase electric, 18 ft clear height, one office, very clean. Lease @ \$1175/month gross + utilities\* Sale @ \$198,000
- #28 2,138 sq ft unit with tailgate loading, 3 phase electric, 18 ft, clear height, direct access man door. Lease \$1625/month + utilities\* Sale @ \$290,000

Modern concrete block building, sprinklered, good truck access, ample parking, near Route 3 \* Lease rates include base year real estate taxes and base year condo fees

**“AGGRESSIVELY PRICED TO LEASE/SELL QUICKLY”**

**781-935-5444**

**CARBONE Commercial Real Estate, Inc.**

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