

CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source



REDUCED PRICES

FOR SALE \$88.75/sf or FOR LEASE \$8.75/sf gross + utilities
20,000 sq. ft. Office Building (sub-dividable to 3,000 sq. ft.)

**Commercial Property
Sales and Leasing**

Commercial

Industrial

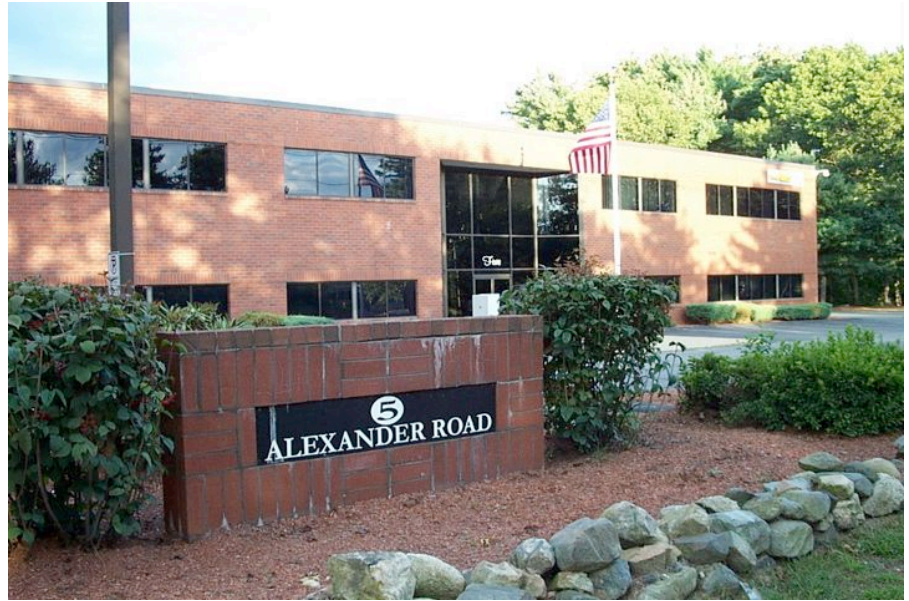
Office

Investment

Retail

Automotive

Commercial Land



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Please visit us online at

www.CarboneRE.com

5 Alexander Rd, Billerica, MA

- 20,000 sq. ft. Office Building
- 2 Story, 10,000sf per floor
- 4 Loading docks
- 100% air-conditioned, 9 rooftop units
- 1200 amp, 3 phase power
- 66 open on-site parking spaces
- 500 sq. ft., 1st floor, server room
- Located across the street from the Shawsheen Technical High School at the corner Cook St
- The office space sub-divides to 3,000sf units
- Reduced Lease Rate \$8.75/sf gross+utilities
- Well suited for user-multi-tenant investment.

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