

Sullivan Road Industrial Center Condominium

34 SULLIVAN ROAD, BILLERICA, MA



Industrial Condominium For Sale

Sullivan Road Industrial Center is a 79,000 +/- sf commercial condominium building in Billerica, Massachusetts. This 22'H +/- masonry block building consists of 36 industrial condominium units. Unit 26 is being offered for sale.

Unit 26 features tailgate loading access, 18'H +/- clear ceiling height, and a finished mezzanine office. This property was specifically designed for the small contractor, trades person, machine shop, or distribution, service or manufacturing company.

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CARBONE Commercial Real Estate, Inc.

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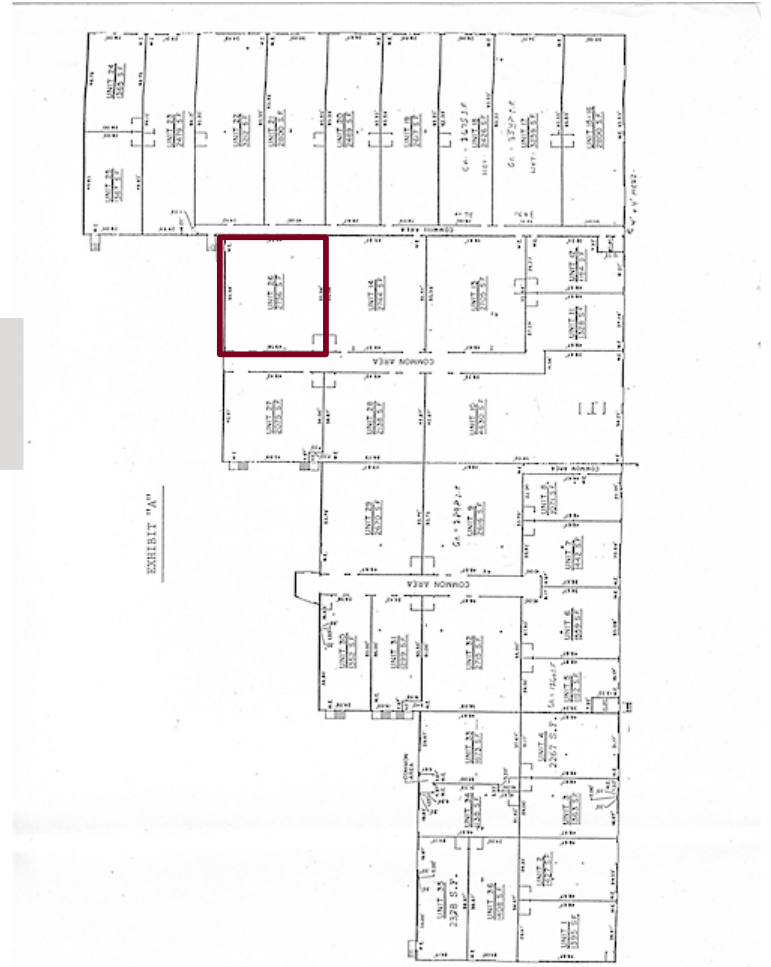
Industrial Condominium For Sale

Subject Unit: Unit 26
Unit SF: 3,706 +/-sf
First Floor: 2,756 +/-sf
Second Floor: 950 +/-sf office mezzanine
Percent Interest: 3.82%

Legal Reference: Book 15131 / Page 121
Condo Fee: \$485.90 per month
RE Taxes 2025: \$12,192.45

Electric:: National Grid
Natural Gas: National Grid
Electric Service: 200 amp, 3-phase, 480v
HVAC: 4 Ton Unit, Age Nov 2012
Internet: Verizon internet service
Roof Age: NEW ROOF 2024
Restrooms: 2
Loading: Common loading dock access
Interior Loading: 8-ft +/- overhead door
Crane: Small Steel Crane/Hoist

SALE PRICE: \$825,000



Building Specifications

Total Building: 79,000 +/- sf building
Lot: 5.94 acres
Age: 1988
Total # Units: 36
Height: 22' +/- to deck
18' +/- clear under bar joists
Zoned: Industrial
Water: Municipal
Septic: Private
Condo Fees Cover: Master insurance, water and septic, trash disposal, maintenance, snow, landscape, common electric, and property management.

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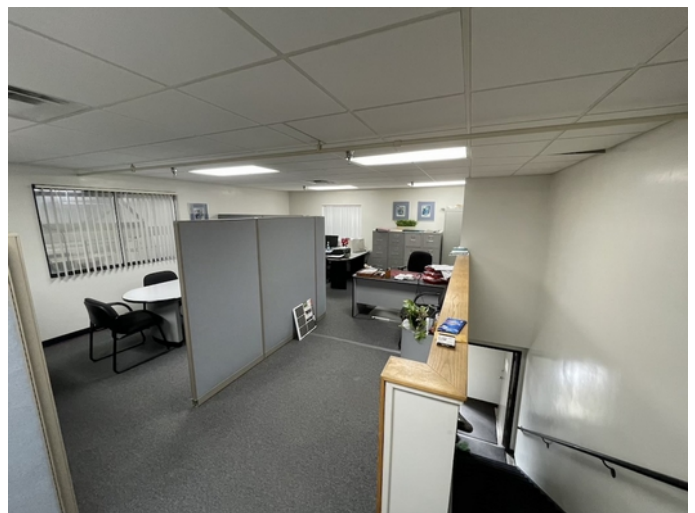
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Location

- 3 miles to Route 3
- 6 miles to I-495
- 10 miles to Route 128/I-95
- 29 miles to Logan International Airport, Boston, MA
- 33 miles to Manchester Regional Airport, Manchester, MA



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