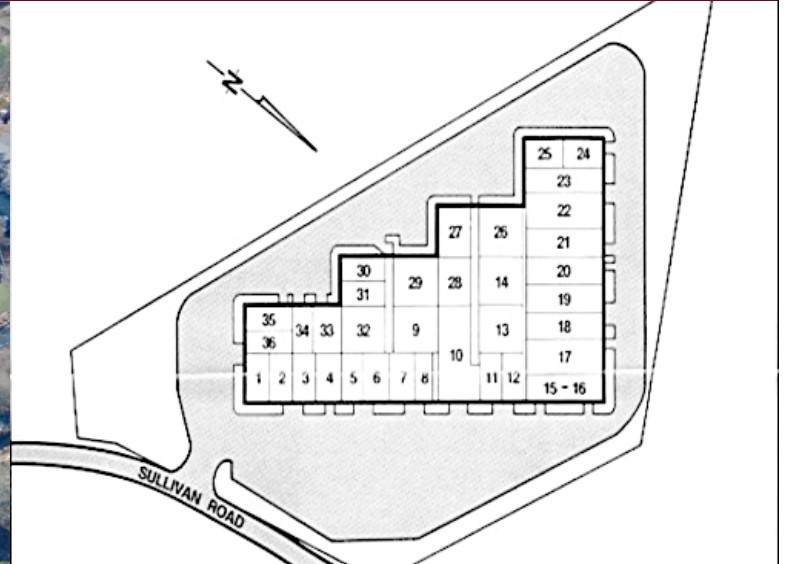


# 34 Sullivan Road, Billerica, MA



Sullivan Road Industrial Center was designed for the smaller contractor, trades person, machine shop, or distribution, service or manufacturing company. Units range in size from 1,000 square feet to over 6,000 square feet.

## INDUSTRIAL CONDO FOR LEASE

- UNIT 18: 2,426 +/- sf
- 1 Ground level loading door  
Overhead door approx. 9'x9'
- Gas heat
- Drop ceiling. Building ceiling 18'H
- Fully air-conditioned, 1 restroom
- Heavy 3-phase 480 volt electrical service available
- Quality concrete block construction
- Ample on-site parking
- Easily accessible from Routes 495, 129 and 4.
- Available now
- \$14.00 per sf NNN  
(RE Tax, condo fee, and utilities to be paid by the tenant)



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## CARBONE Commercial Real Estate, Inc.

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