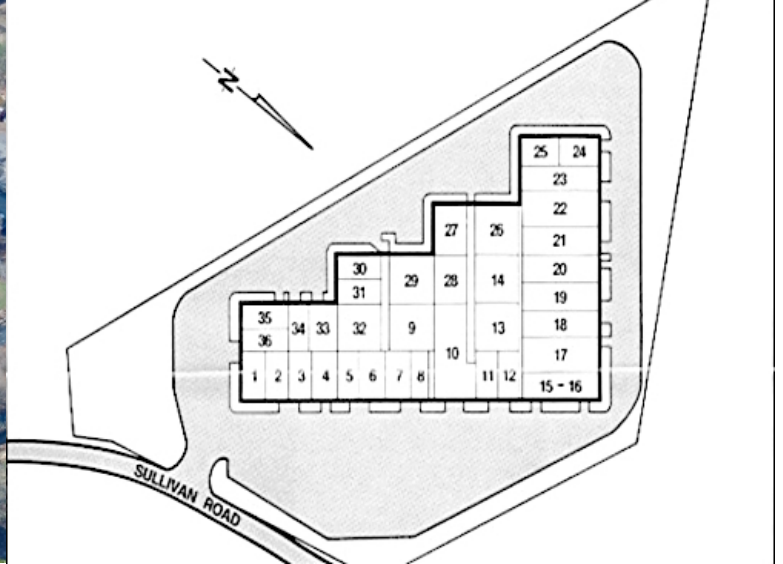


34 Sullivan Road, Billerica, MA - Unit 25

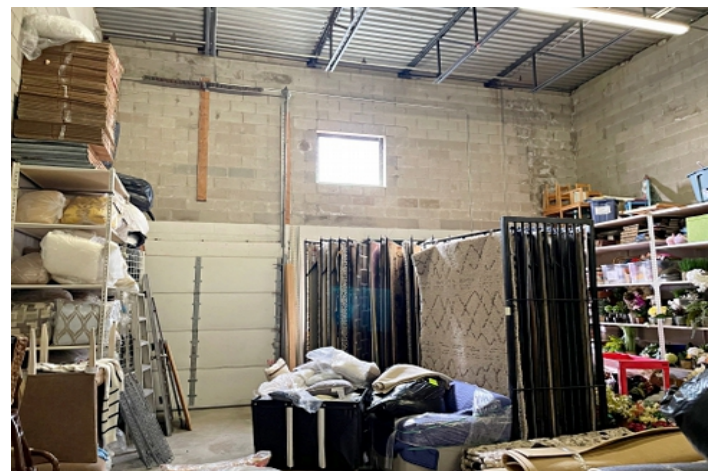


Sullivan Road Industrial Center was designed for the smaller contractor, trades person, machine shop, or distribution, service or manufacturing company. Units range in size from 1,000 square feet to over 6,000 square feet.

Industrial Condo – For Lease

- 1,367 +/- sf
- 8' x 8' Tailgate level loading dock door
- Economical gas heat
- Heavy 3-phase electrical service; 200 amp
- Quality concrete block construction
- 18'H ceilings
- Ample on-site parking
- Easily accessible from Routes 495, 129 and 4.
- \$12.00 per sf nnn

(FY2023 RE Tax \$425.25/mo; Condo Fee \$240.40/mo)



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

Edward@CarboneRE.com

CarboneRE.com

CARBONE Commercial Real Estate, Inc.

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Copyright © 2023 Carbone Commercial Real Estate, Inc., agent of the Owner/Lessor.