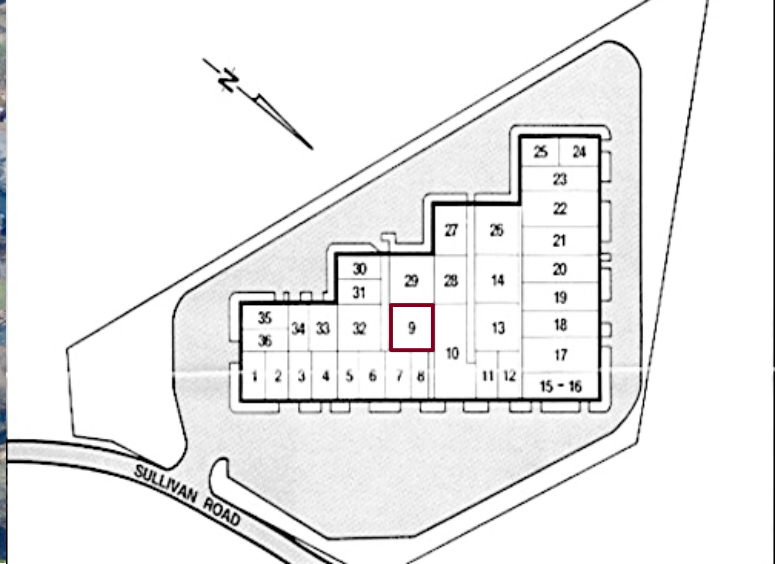


# 34 Sullivan Road, Billerica, MA - Unit 9



## Industrial Condominium – For Sale

Sullivan Road Industrial Center was designed for the smaller contractor, trades person, machine shop, or distribution, service or light manufacturing company. Units range in size from 1,000 square feet to over 6,000 square feet. Unit 9 is available for sale.



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## CARBONE Commercial Real Estate, Inc.

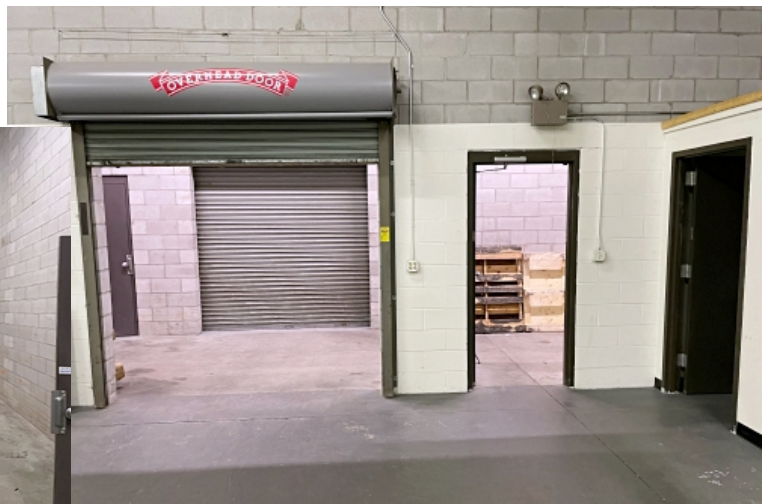
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# 34 Sullivan Road, Billerica, MA

## Property Features

Unit:	Unit 9
Size:	2,616 +/-sf
Ceiling:	18'H under bar joists
Restrooms:	1 within unit
Loading:	This is an interior unit with access to One(1) common loading dock 8'x8' and common loading hallway 9'x9'x9'H
Dimensions:	Unit is approximately 54'x48'
Electric:	Heavy 3-phase power (480v)
Lighting:	Yes
Flooring:	Concrete
Walls:	Concrete block
Heat Fuel:	Natural Gas available
Internet:	Verizon available
Occupancy:	Vacant
Sewer:	Septic (condo association limits water use gallons per day)
Parking:	On-site open shared (overnight parking requires condo association approval)
Dumpster:	Common – reasonable use per condo Association rules. (Condo association required approval for private dumpster)
Terms:	Cash close in 30 days, 5% deposit
Condo Fee:	\$422.30 per month
RE Taxes:	\$2.86/sf/yr
Zoning:	Industrial - (per Town of Billerica Zoning Map)



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