

# 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 20'H +/- masonry block building consists of 36 industrial condominium units. This property was specifically designed for the small contractor, trades person, machine shop, or distribution, service or manufacturing company.

Unit 26 is being offered for sale. Unit 26 is 3,706 +/-sf and features tailgate loading access, 18'H +/- clear ceiling height, and a finished mezzanine office.

Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

Edward@CarboneRE.com

CarboneRE.com

## CARBONE Commercial Real Estate, Inc.

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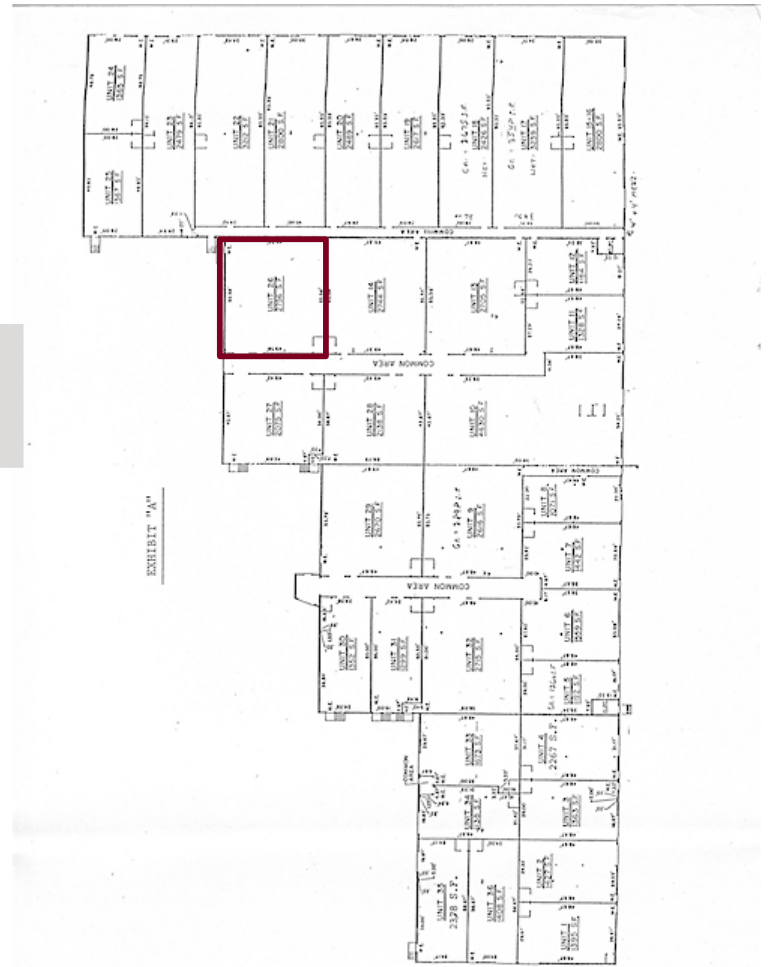
## Industrial Condominium For Sale

**Subject Unit:** Unit 26  
Unit SF: 3,706 +/-sf  
First Floor: 2,756 +/-sf  
Second Floor: 950 +/-sf mezzanine office  
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:** \$775,000



## Building Specifications

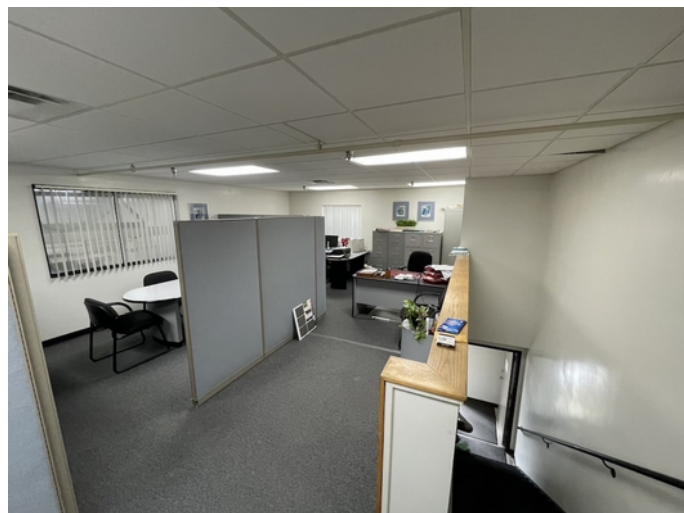
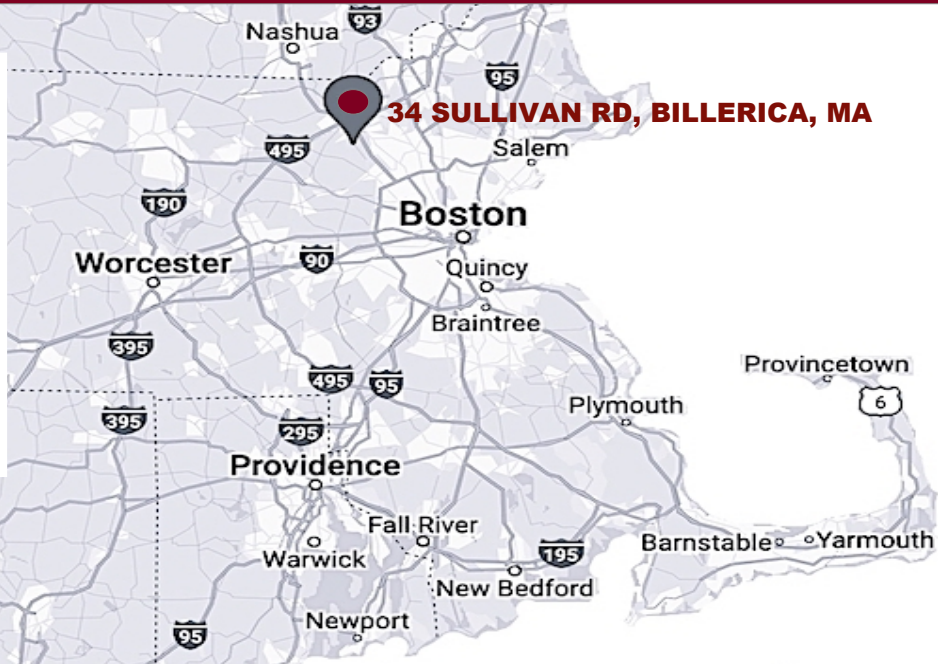
Total Building: 79,000 +/- sf building  
Lot: 5.94 acres  
Age: 1988  
Total # Units: 36  
Height: 20' +/- to deck  
18' +/- clear under bar joists  
Zoned: Industrial  
Water: Municipal  
Septic: Private  
Condo Fees Cover: Master insurance, water and septic, trash disposal, maintenance, snow, landscape, common electric, and property management.



# 34 SULLIVAN ROAD, BILLERICA, MA

## 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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# Commonwealth of Massachusetts

## BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

[www.mass.gov/dpl/boards/re](http://www.mass.gov/dpl/boards/re)

### MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE **THIS IS NOT A CONTRACT**

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

#### THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

#### CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate licensee works solely for you unless you have an agreement for that relationship.

For more detailed definitions and descriptions about real estate relationships, please see page 2 of this disclosure.

#### THE SELLER OR BUYER RECEIVING THIS DISCLOSURE IS HEREBY ADVISED THAT THE REAL ESTATE LICENSEE NAMED BELOW IS WORKING AS A:

Check one:  Seller's agent     Buyer's agent     Facilitator

If seller's or buyer's agent is checked above, the real estate licensee must complete the following section:

Check one:  Non-Designated Agency


The real estate firm or business listed below and all other affiliated agents are also working as the agent of the  Seller  Buyer

Designated Agency

Only the licensee named herein represents the  Seller  Buyer (designated seller agency or designated buyer agency). In this situation any other agents affiliated with the firm or business listed below do not represent you and may represent another party in your real estate transaction.

34 Sullivan Road, Billerica, MA – Unit 26

By signing below, I, the real estate licensee, acknowledge that this disclosure has been provided to the consumer named herein:

	Edward Carbone 9015680	<input checked="" type="checkbox"/> Broker	<input type="checkbox"/> Salesperson	February 25, 2025
Signature of Real Estate Licensee	Printed Name of Real Estate Licensee License #	Todays Date		
Carbone Commercial Real Estate, Inc. #6939	Brokerage Firm Real Estate License #	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	
Name of Real Estate Brokerage Firm	Printed Name of Consumer	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	Todays Date
Signature of Consumer	Printed Name of Consumer	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	Todays Date
Signature of Consumer	Printed Name of Consumer			

Check here if the consumer declines to sign this notice.

Last Revised: January 24, 2017



MASSACHUSETTS ASSOCIATION OF REALTORS



Form 705  
sample2

Carbone Commercial Real Estate, 5 Stone Edge Lane Woburn, MA 01801  
Edward Carbone

Produced with zipForm® by zipLogix, 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Phone: (781)935-5444

Fax: (781)935-7251