

# 47 DUNHAM ROAD

BILLERICA, MA 01821

## Warehouse & Office Lease Opportunity

*Perfect for any distribution or warehousing business*

*Exceptional warehouse space with direct access office space in Billerica MA. 47 Dunham Road is a well-located warehouse/distribution facility in Billerica, Massachusetts. Directly accessible from Route 128/Interstate 95, as well as Routes 3 and 495, the building offers ideal access for commuting and distribution. The property has been carefully maintained and is in excellent condition.*

- **25,000 SF of Warehouse Space**
- **5,000+ SF of Direct Access, Climate Controlled Office Space**
- 4 Loading Docks each with Bug and Security Screens
- 100' Long Covered Loading Platform
- 22' High Ceilings
- Ample Parking
- Fully Secured & Alarmed
- Handicap Accessible
- Conveniently Located
  - Directly Off The Middlesex Turnpike
  - Only 3.5 Miles From I-95
  - Only 8 Miles from I-495
  - Less than 20 Miles from Boston



Mark Ohanian      617.599.9912      mark@mdorealty.com  
129 Newbury Street, Second Floor, Boston, MA 02116

*This information has been obtained from sources we believe to be reliable. However, it is not guaranteed and is submitted subject to corrections, errors, prior sale, change or withdrawal from the market.*

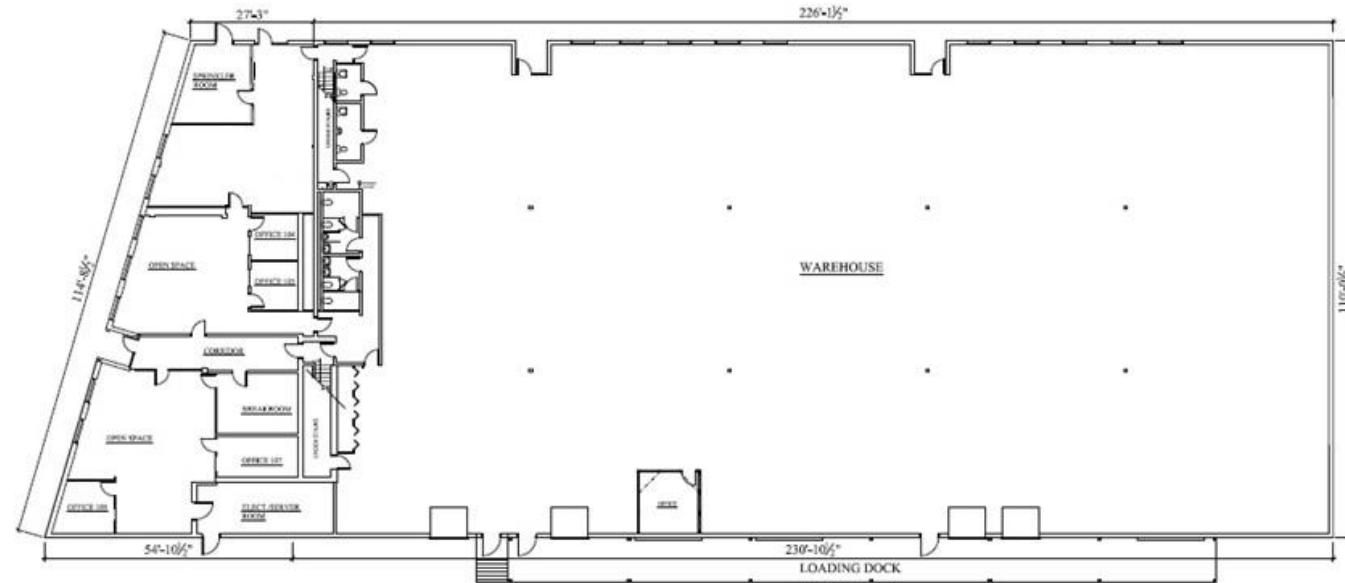
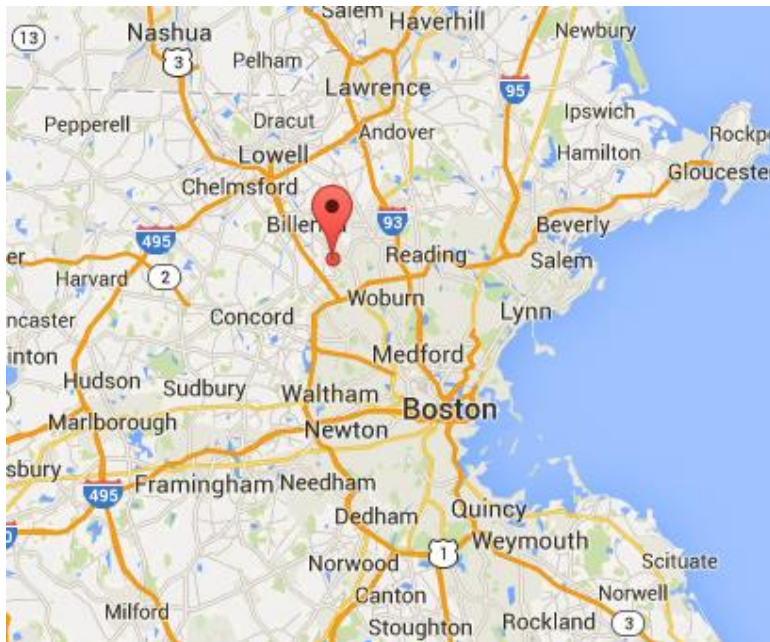


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### SPECIFICATIONS

Warehouse SF:	25,000 SF	Electric:	National Grid	Roof:	Rubber
Office SF:	5,000 SF	Water:	Municipal	Power:	1,200 amp / 280 volt
Year Built:	1983	Sewer:	Private Septic	Slab:	5" Concrete, Reinforced
Construction:	Concrete Block	Sprinklers:	Wet	Handicap:	Yes
Loading Docks:	4 (3 8'x8'; 1 8'x10')	HVAC:	Offices Only	Accessible:	
Ceiling Height:	22'	Parking:	Ample		

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