

Warehouse/Flex Space Available

±21,600 SF Available

16 Progress Road
Billerica, Massachusetts



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Property Description

CBRE is pleased to present the opportunity to lease $\pm 21,600$ SF of first-class warehouse/flex space at 16 Progress Road in Billerica, MA. With five loading docks, one drive-in door, 20'2" clear height, and ± 52 parking spaces, this suite can accommodate a wide variety of users. 16 Progress Road is conveniently located just 2 miles to Route 3, 4.2 miles to Interstate 95, 9.5 miles to Interstate 93, and 17.9 miles to downtown Boston.

Building Specifications

- | | | |
|---|---|----------------------------------|
| + Total Building Space: $\pm 69,500$ SF | + Clear Height: 20'2" | + HVAC: One Bryant Model RTU |
| + Available SF: $\pm 21,600$ SF | + Column Spacing: 30' x 42' (typical) | + Zoning: Industrial |
| - Industrial: $\pm 19,526$ SF | + Power: 400A | + Utilities: |
| - Office: $\pm 2,074$ SF | + Parking: $\pm 240/1,000$ SF | - Gas: National Grid |
| + Availability: September 2024 | + Loading: Five (5) tailboard; one (1) ramped drive-in door | - Electric: National Grid |
| + Parcel Size: ± 7.03 acres | | - Sewer/Water: Town of Billerica |
| + Year Built: 1987 | + Sprinkler: Wet system | |



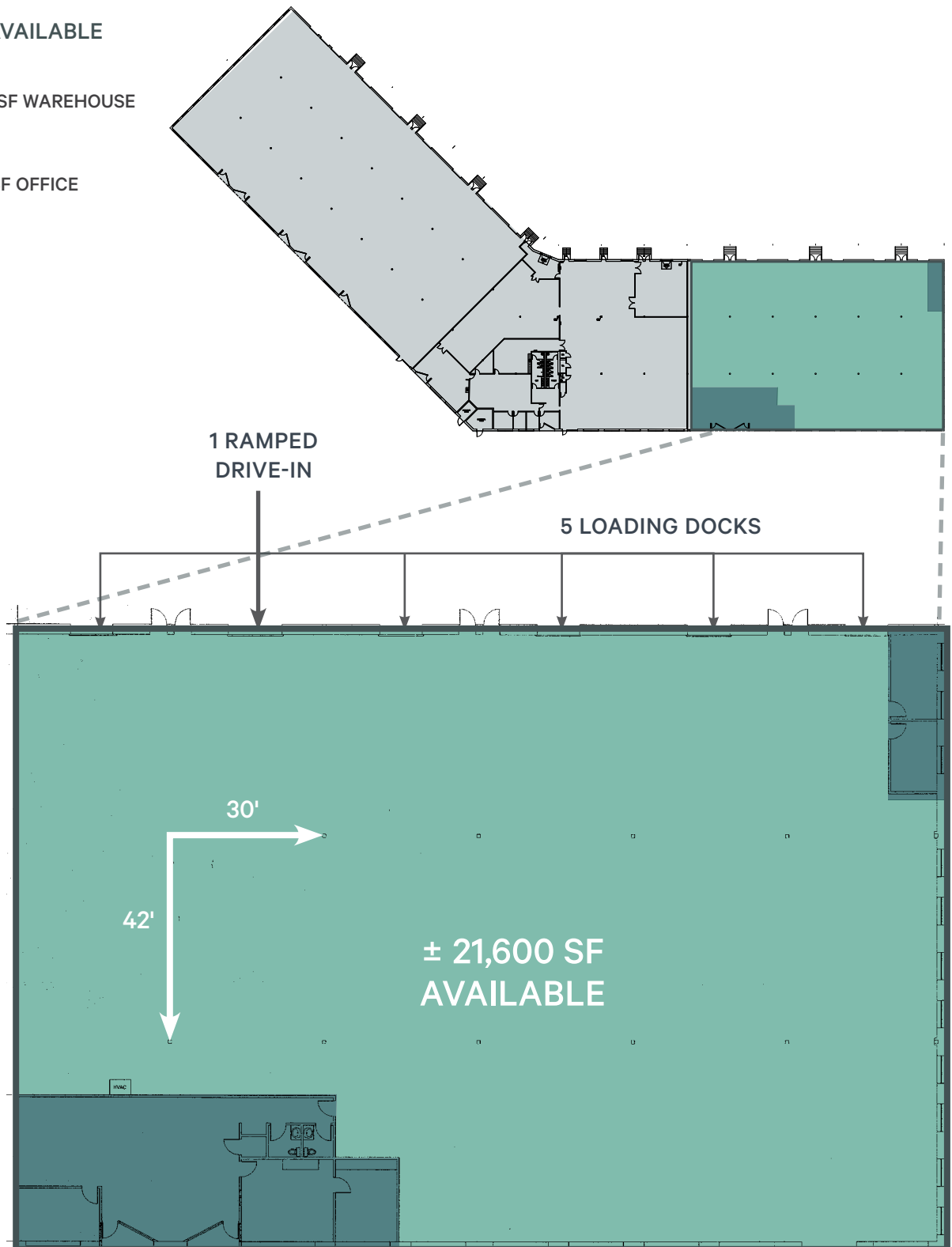
Floor Plan

± 21,600 SF AVAILABLE

±19,526 SF WAREHOUSE

±2,075 SF OFFICE

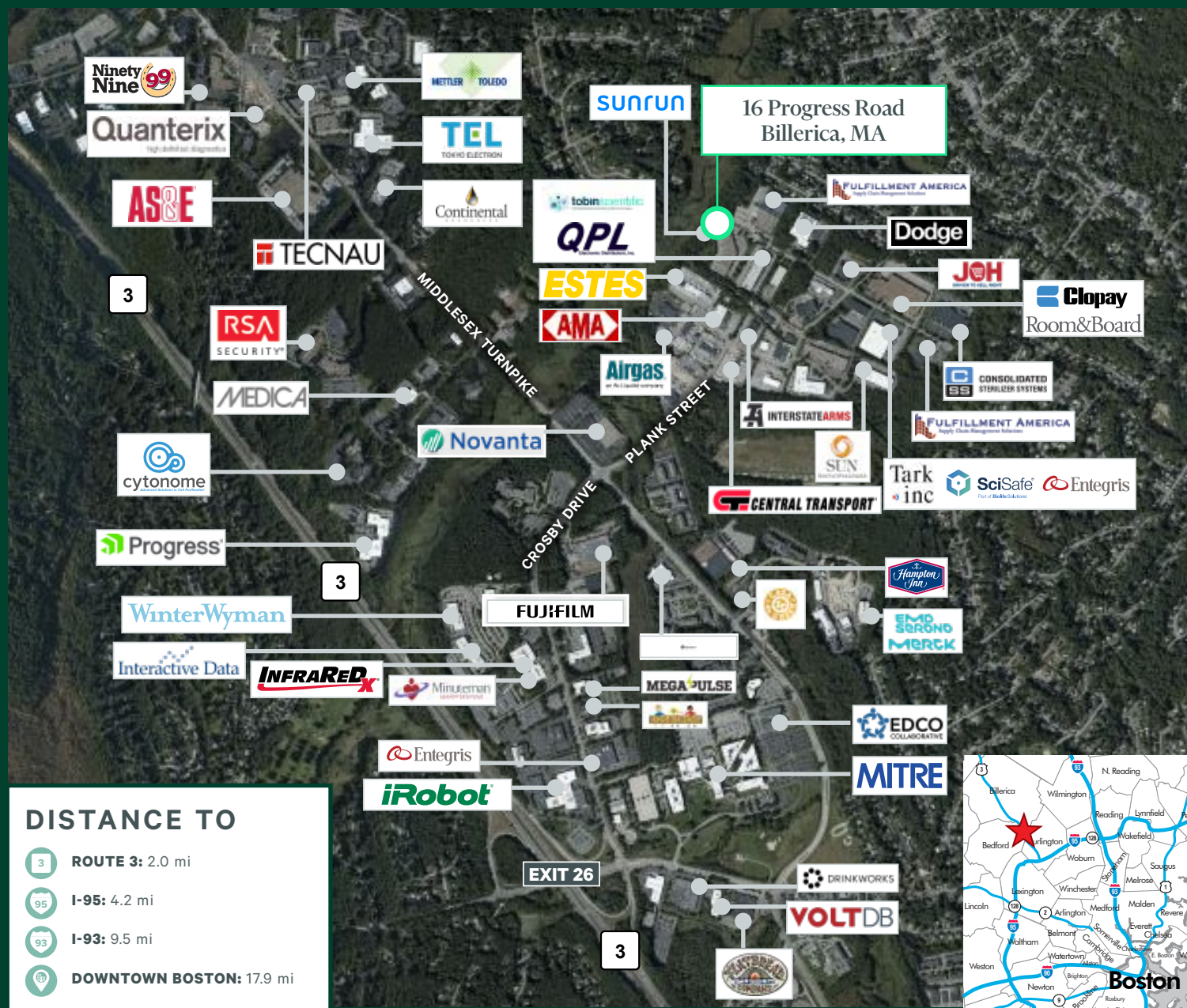
LEASED



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For Lease



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