

AVISON
YOUNG

330

BILLERICA ROAD
CHELMSFORD, MA

9,000 - 44,911 SF OFFICE/R&D SPACE AVAILABLE



STRONG OWNERSHIP



NEWLY RENOVATED LOBBY



EXCELLENT NATURAL LIGHT



HIGHWAY VISIBILITY



ON-SITE PRESSED CAFÉ



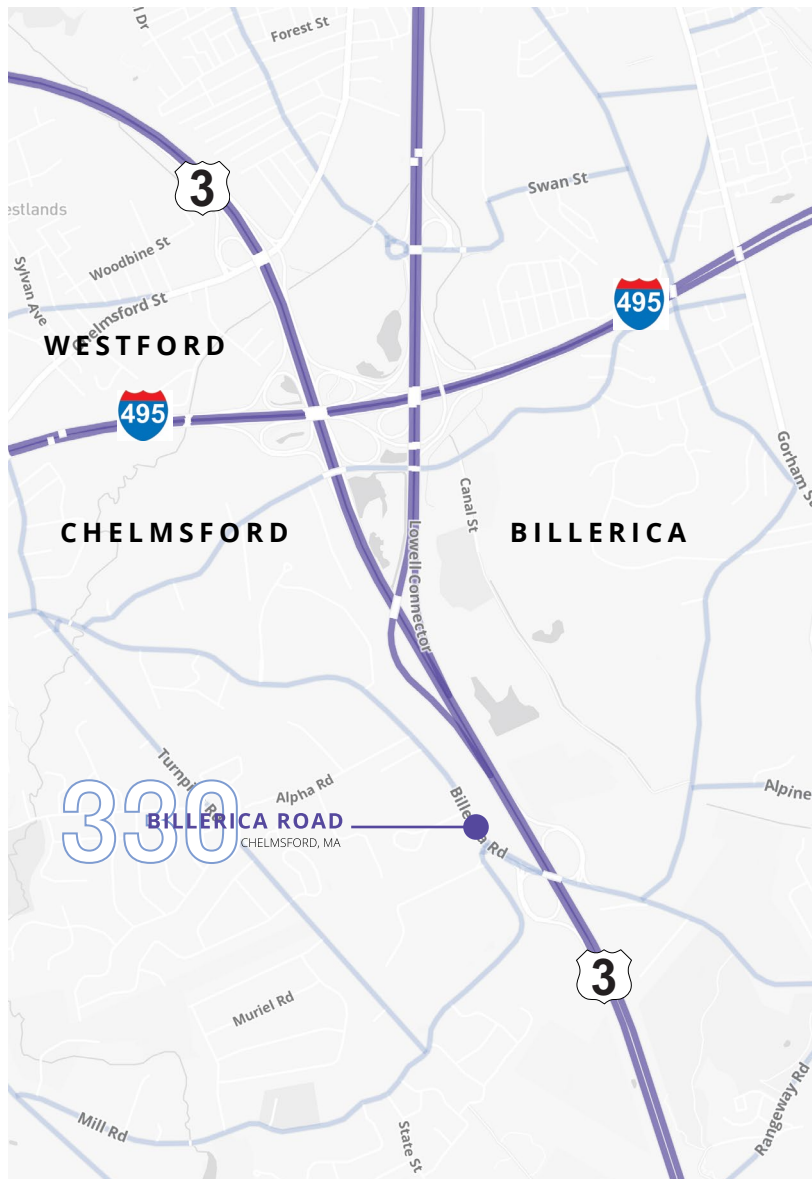
**TAILBOARD LOADING
& FREIGHT ELEVATOR**

330 BILERICA ROAD

CHELMSFORD, MA

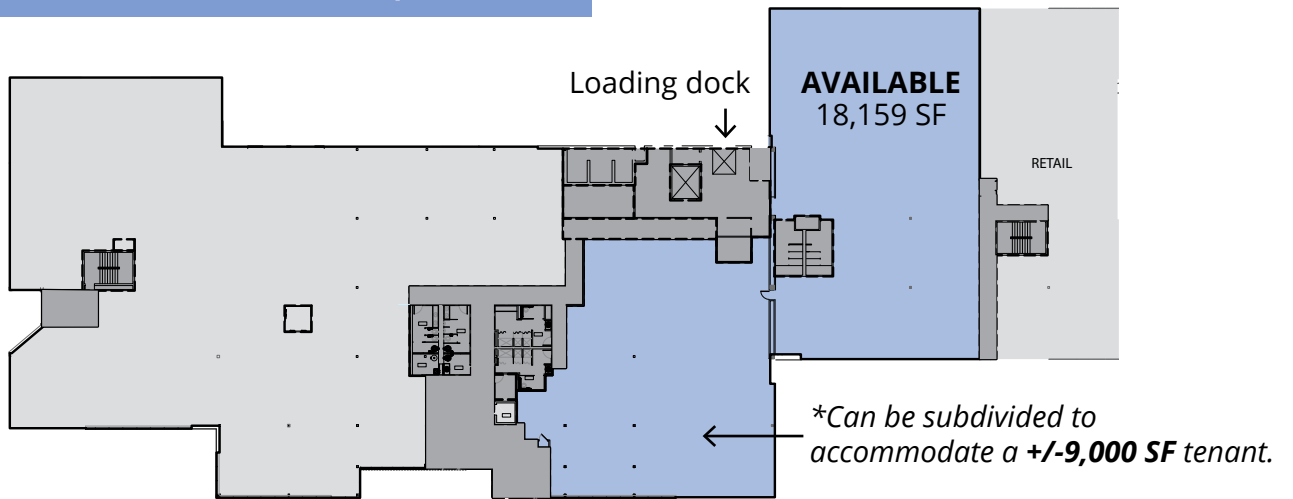
BUILDING SPECIFICATIONS

Building Size	100,262 SF
Available	1st Floor: 18,159 SF 2nd Floor: 26,752 SF
Year Built	1984
Parking Ratio	4.04/1,000 SF
Power	3000A, 208 V
Roof	2015- tinobond TPO roof
Loading Docks	One
Sprinklers	Wet
HVAC	75 5-ton single zone package units in the roof
Generator	800kw diesel generator with 1,000- gallon tank
Clear Height to beam:	1st Floor: 11' 2.5" 2nd Floor: 11' 7"
Telecom:	Comcast hi-speed fiber

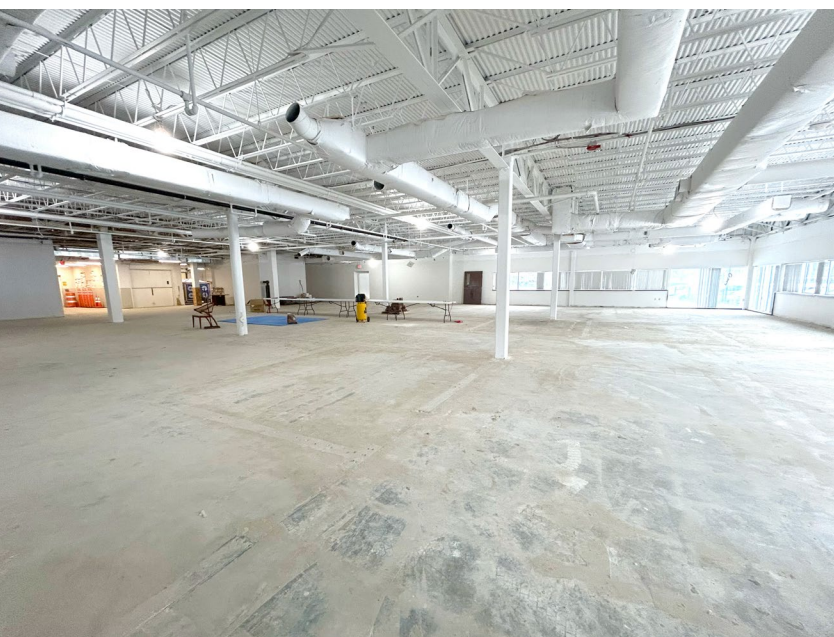
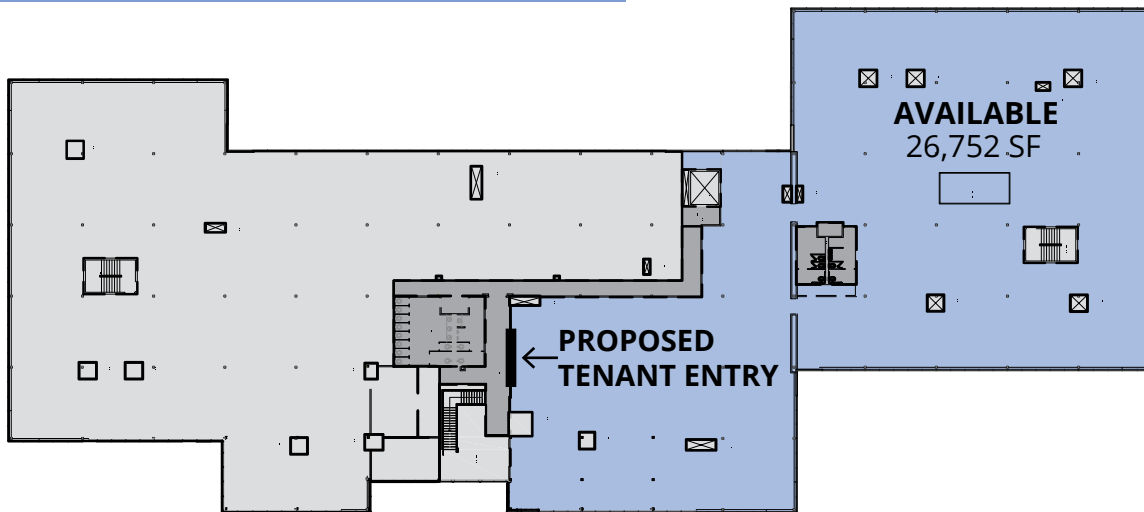


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FIRST FLOOR: 18,159 SF



SECOND FLOOR: 26,752 SF





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