

AVISON  
YOUNG

# 330

**BILLERICA ROAD**  
CHELMSFORD, MA

**44,911 SF OFFICE/R&D SPACE AVAILABLE**



**STRONG OWNERSHIP**



**NEWLY RENOVATED LOBBY**



**EXCELLENT NATURAL LIGHT**



**HIGHWAY VISIBILITY**



**ON-SITE PRESSED CAFÉ**



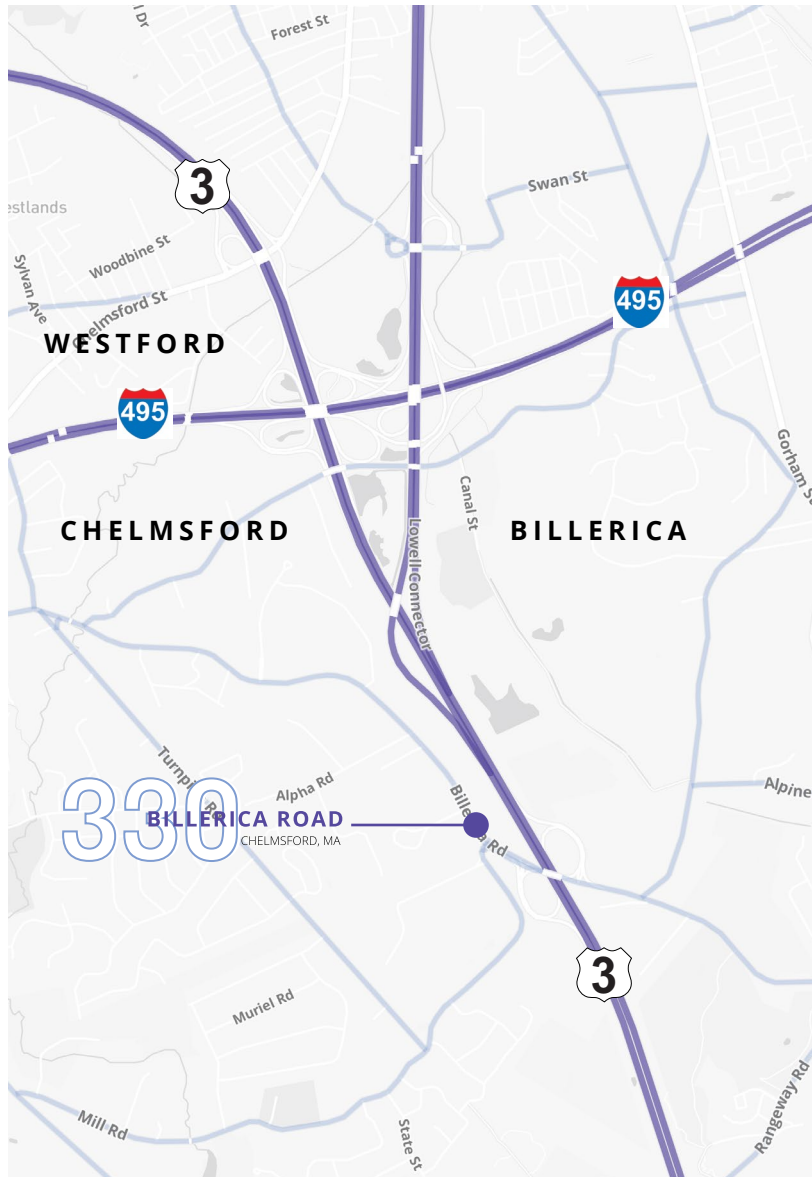
**TAILBOARD LOADING  
& FREIGHT ELEVATOR**

# 330 BILLERICA ROAD

CHELMSFORD, MA

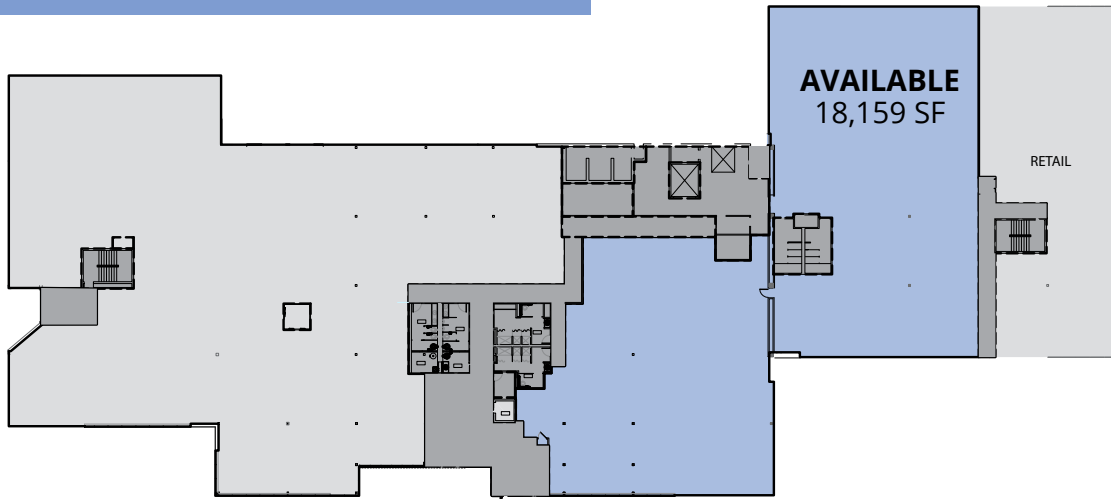
## BUILDING SPECIFICATIONS

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

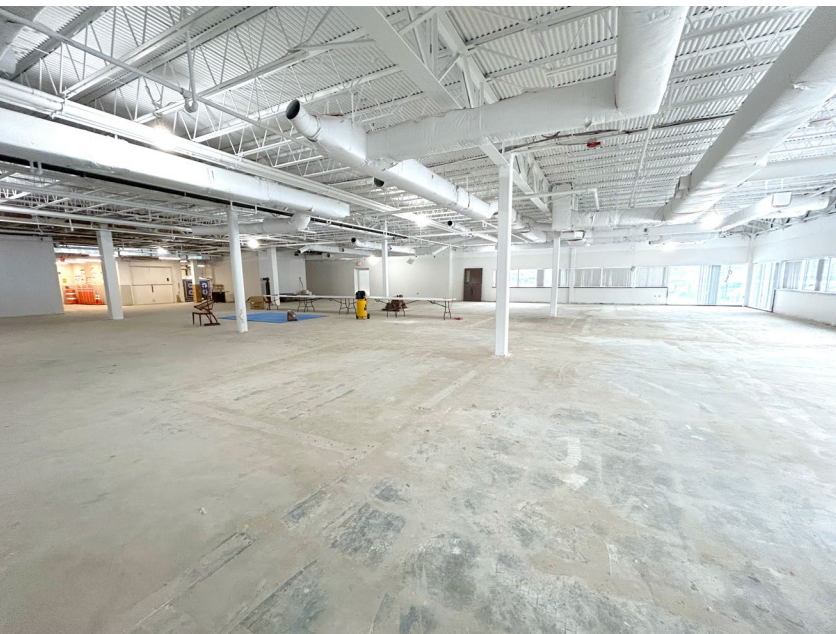
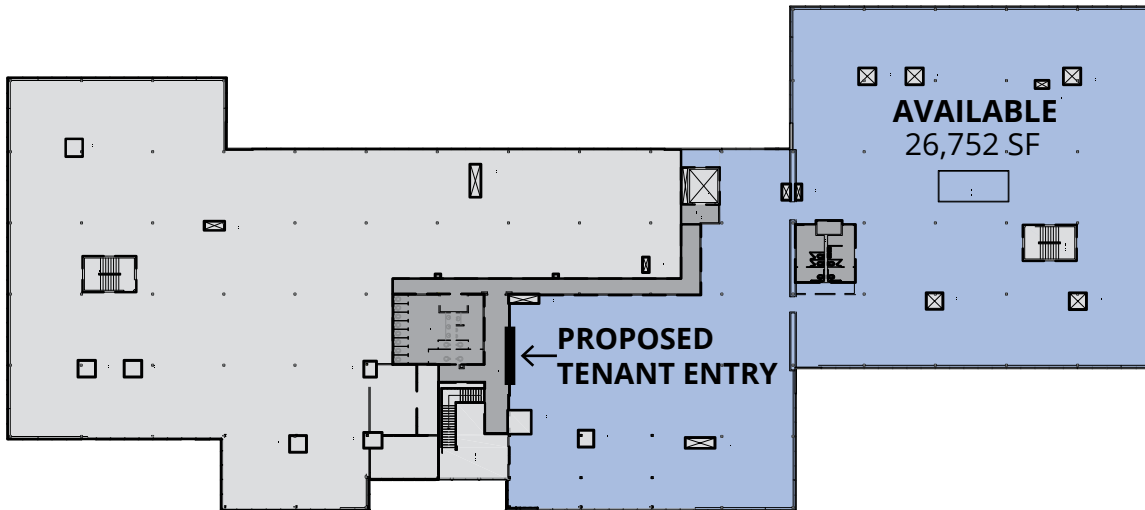


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**FIRST FLOOR: 18,159 SF**



**SECOND FLOOR: 26,752 SF**





**JASON LEVENDUSKY**

Principal  
617 448 4004  
jason.levendusky@avisonyoung.com

**JUSTIN DZIAMA**

Principal  
617 366 1004  
justin.dziama@avisonyoung.com

**CHRIS REILLY**

Senior Associate  
781 956 8989  
chris.reilly@avisonyoung.com

200 STATE STREET, 15TH FLOOR, BOSTON MA

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