

AVAILABLE/R&D SPACE

34 Linnell Circle, Billerica, MA



Building Specifications:

Total Building Size:	28,030 SF
Available Spaces:	11,500 SF (8 offices, 1 conference room)
Building Type:	Single story block
Year Built:	1982
Land Area:	1.8 acres
Tenant Parking:	28 spaces
Type of Space:	R&D/Light Manufacturing/Lab
Clear Height:	12'
Ceiling Height:	9'9"
Zoning:	Industrial
HVAC:	3 new rooftop, gas-fired unit
Power:	400 Amp, 120/240 volts; 3 phase, 4 wire
Lighting:	Fluorescent
Water/Sewer:	Town of Billerica
Sprinklers:	Wet system
Roof:	Ballasted rubber membrane
Loading:	Dock platform with (1) 8x8 overhead door
Floor:	Tile and concrete
Hoods:	2 vented hoods
Bathrooms:	1 set of bathrooms



To learn more, please contact

David Gilkie, CCIM

Senior Vice President

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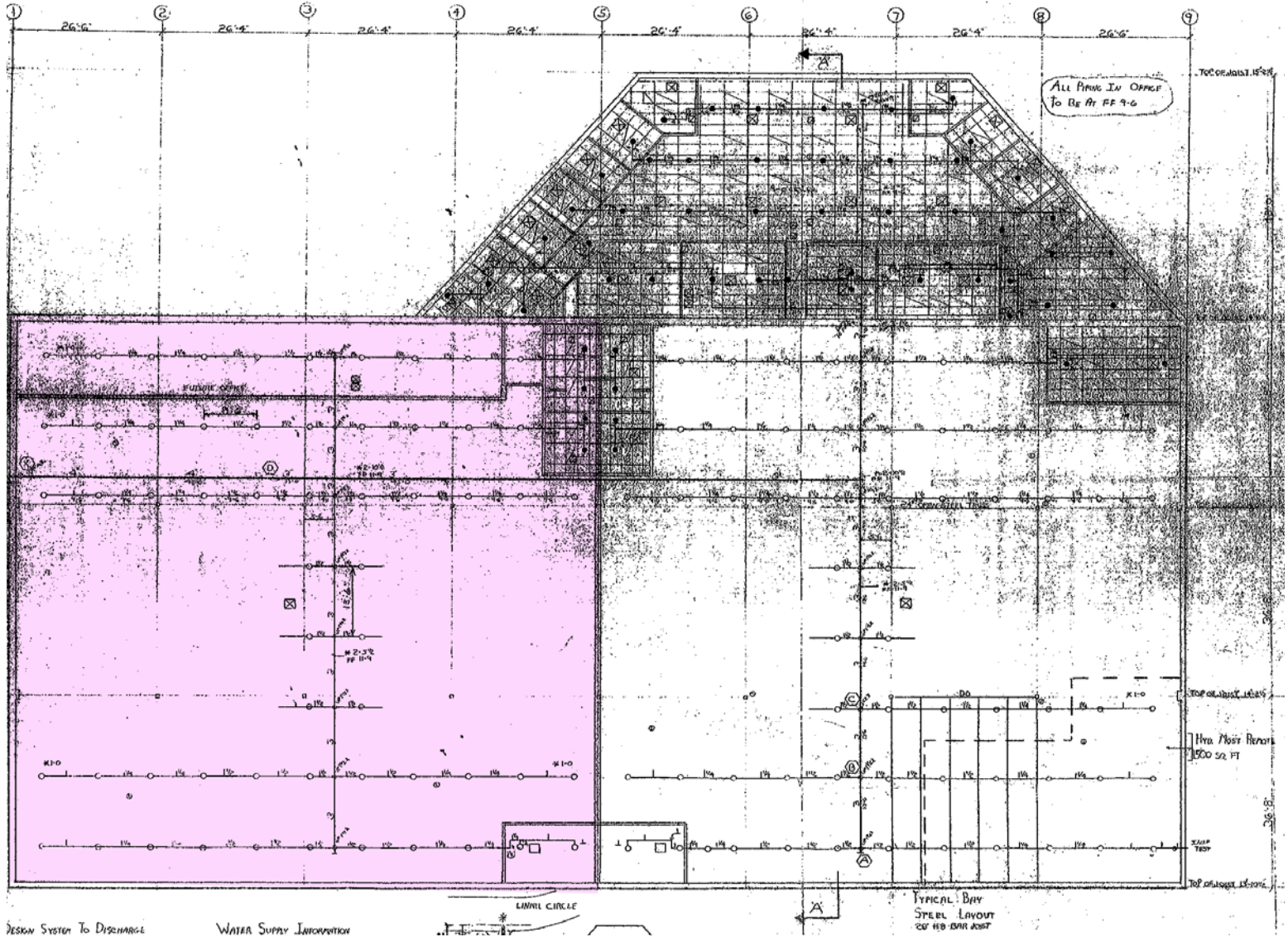
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R&D/Light Manufacturing/Lab Facility



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