



Standalone Fully Air Conditioned High End Flex Opportunity

22 Terry Avenue, Burlington, MA 01803

Heavy Power Available: 2,500 Amps @480 Volts



±44,719 RSF For Lease
Including 3,000 SF ISO 8 Clean Room

Space is subdivisible

PARADIGM

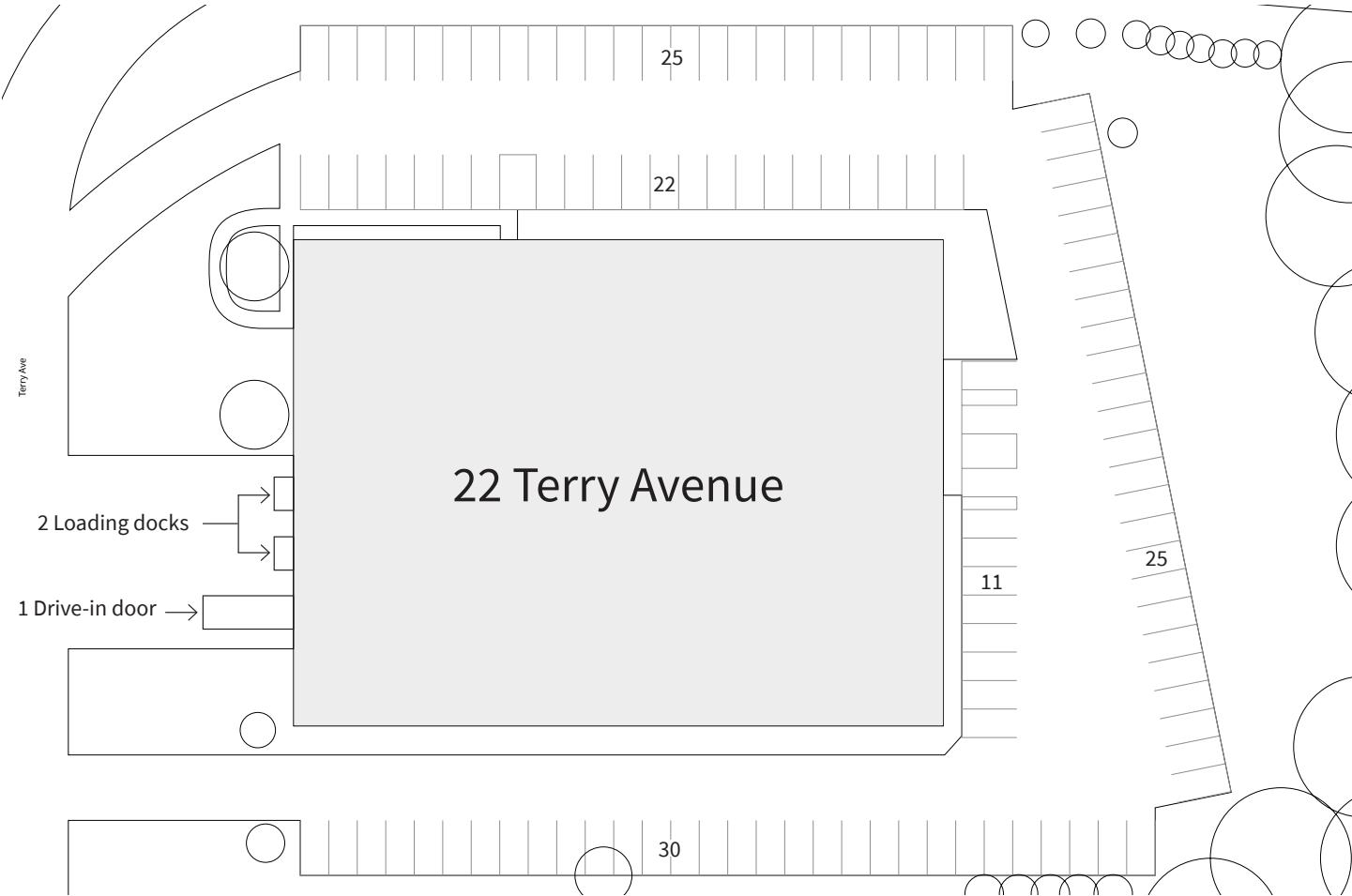


Building Specifications

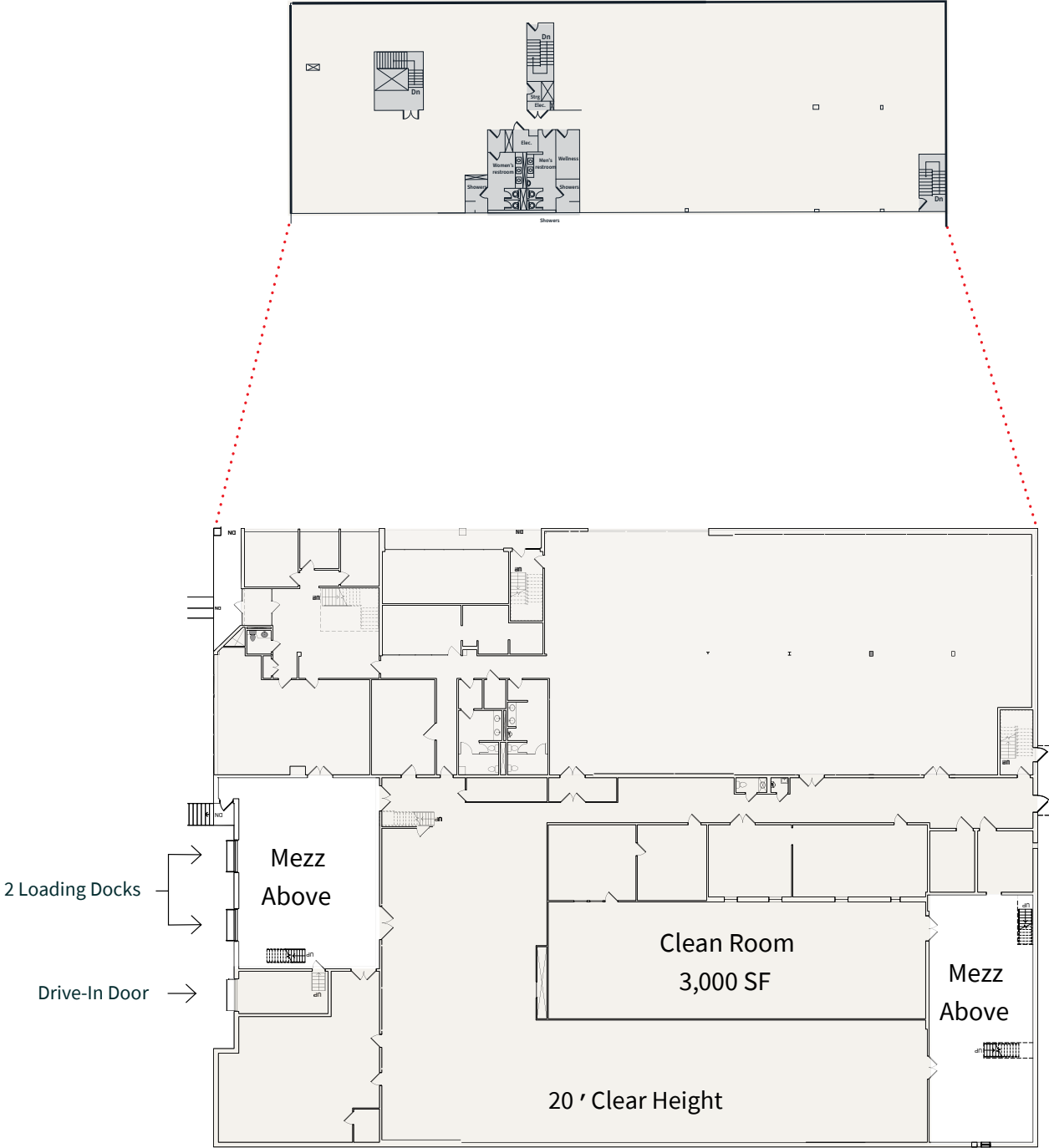
22 Terry Avenue | Burlington, MA 01803

Total Building Size	44,719 SF	Parking	Lined for 113 spaces (2.6 per 1,000 SF)
Land Area	±2.78 Acres	Sprinkler	Wet
Available	44,719 SF	Ceiling Height	Up to 20'
Ground Floor	– 28,906 SF	HVAC	– Nine rooftop units – 94.5 tons total – Clean Room 15 tons
Second Floor	– 12,324 SF	Generator	100 kw diesel generator
Mezz Storage	– 3,489 SF	Utilities	Electric – Eversource Gas – National Grid Water/Sewer – Town of Burlington
Year Built/Renovated	1981/2023		
Loading Docks	Two		
Drive-Ins	One		
Power	2,500a/240 - 408v 3-phase (power to be verified)		

Site Plan



Second Floor



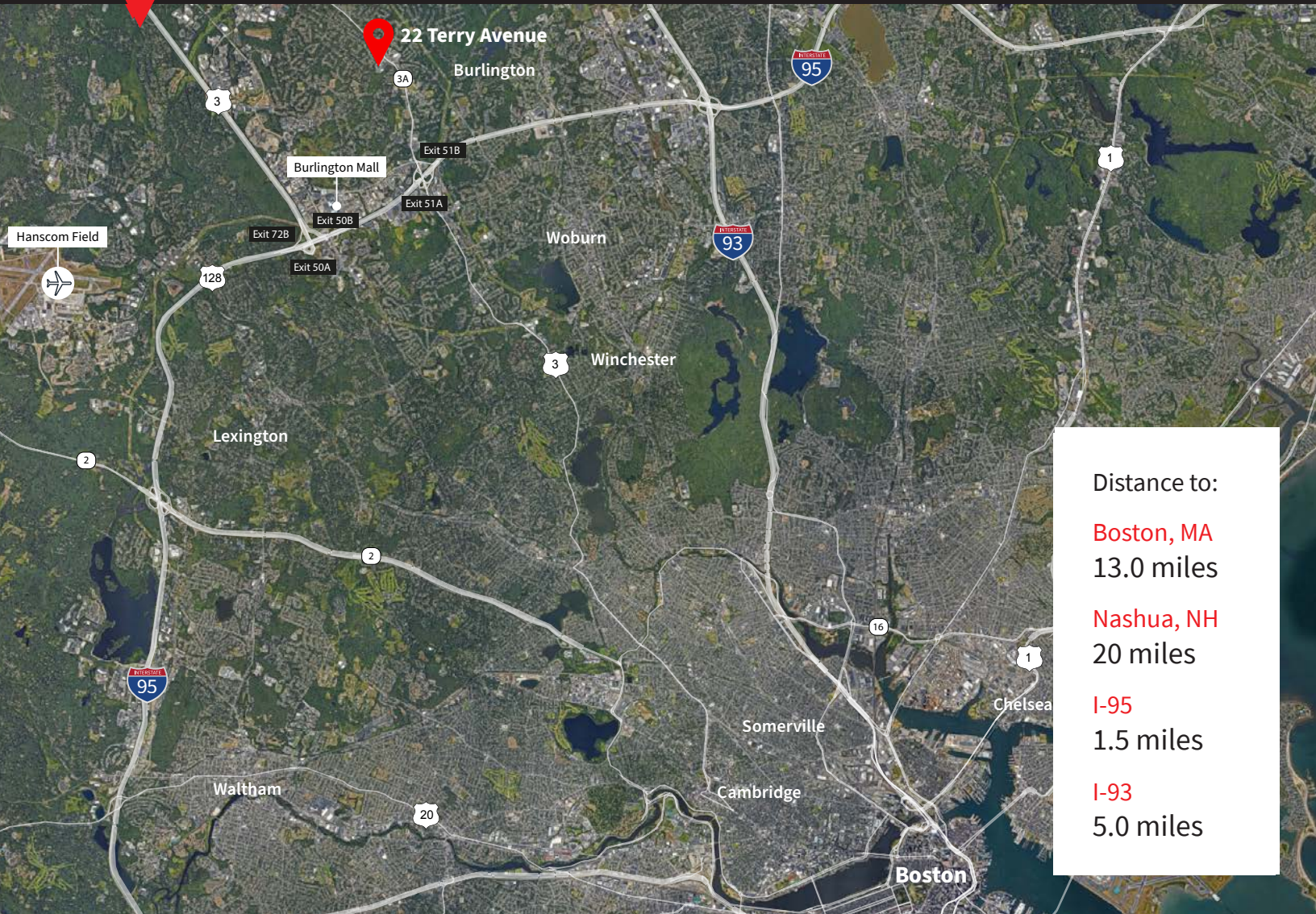


Location

22 Terry Avenue
Burlington, MA 01803

25+
Restaurants

07
Hotels &
Fitness Centers



Distance to:

Boston, MA
13.0 miles

Nashua, NH
20 miles

I-95
1.5 miles

I-93
5.0 miles

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