

Brookfield Properties



45 Dunham Road

Billerica, MA 01821

45 Dunham Road is a 61,200 SF industrial facility in Billerica, MA. Conveniently located off the Middlesex Turnpike, the building is situated in an established park setting which serves the industrial, logistics, life science, and high-tech manufacturing community. Employers benefit from convenient accessibility to labor, amenities, and logistic routes through its immediate proximity to Route 3 and Interstates 495, 95 and 93. Planned upgrades to the exterior and interior of the building will provide tenants with a professional image and prominent presence along Dunham and Enterprise Roads.

Building Specs

TOTAL BUILDING: 61,200 SF

AVAILABLE: 61,200 SF

OFFICE AREA: 11,000 SF

CLEAR HEIGHT: 22'5" to girder, 23'9" to trusses

BUILDING DIMENSIONS: 200' x 250'

LOADING: 9 tailboard height doors, loading doors (8x10)

TRUCK COURT: 130'

COLUMN SPACING: 40' x 39'

FLOOR SLAB THICKNESS: 6" reinforced concrete

AUTO PARKING: 62 spaces +/- 1/1,000 SF

UTILITIES:

POWER: National Grid; 800 Amps, 480/277-volts, 3 phase

GAS: Eversource

WATER & SEWER: City of Billerica; Private Septic

LIGHTING: New LED Motion-sensored

SPRINKLER: Wet system

ZONING: Industrial I

ACRES: 6.42

Location



- Located off the Middlesex Turnpike and close in proximity to Route 3 and Interstates 495, 95 and 93.
- 12 miles to I-90
- 21 miles to Boston

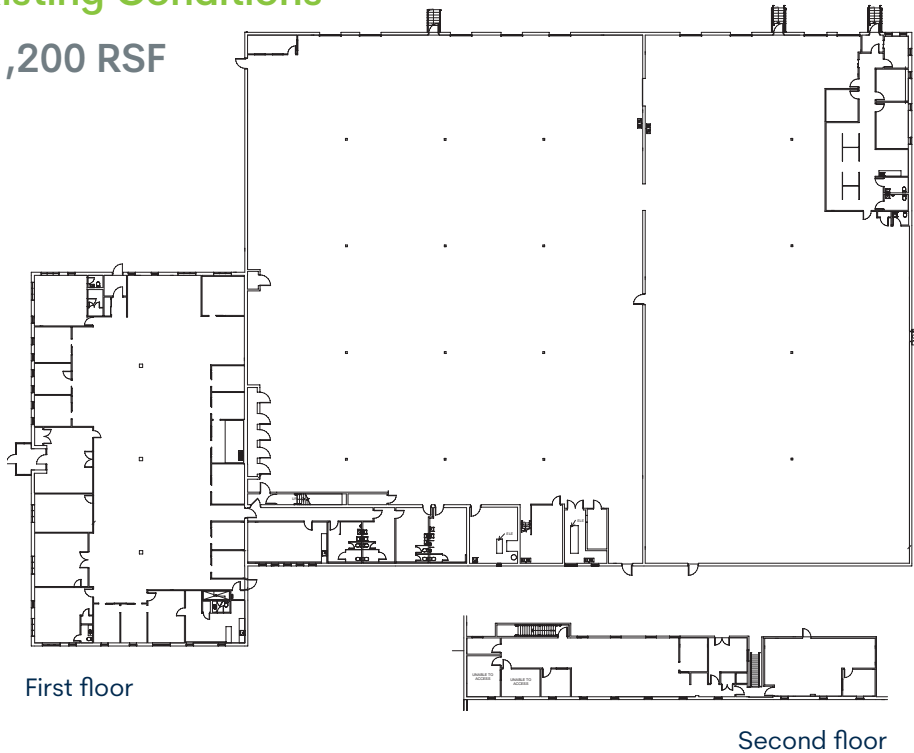
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Existing Conditions

61,200 RSF



For more information, or to set up a tour, please contact:

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