

Billerica, MA

**For Lease
12,866 s.f.**

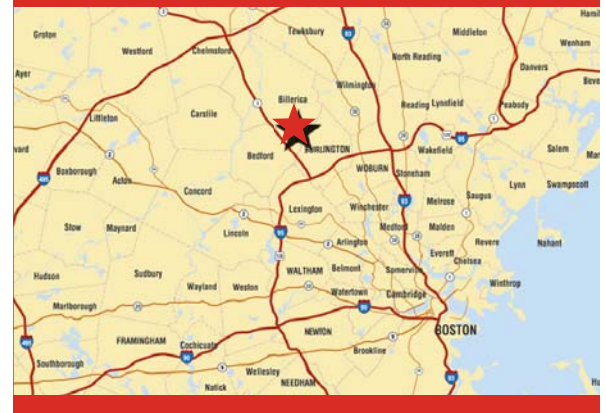
37 Manning Road



Jones Lang LaSalle is pleased to present 12,866 s.f. of flex/warehouse space for lease at 37 Manning Drive, Billerica, MA. The space features tile flooring, three exclusive tailboard loading docks, private exterior entrance, and a versatile layout capable of accommodating various user types. The property is on Manning Road, a well-known industrial park situated along the Middlesex Turnpike corridor. The building offers quick, easy access to Route 3, Route 128/I-95 and I-495 and is within close proximity to a variety of hotels, restaurants and retail centers. Subway Sandwich Shop, Java Jane's Cafe, The 99 Restaurant, and a Bank of America ATM are all within walking distance to the building.

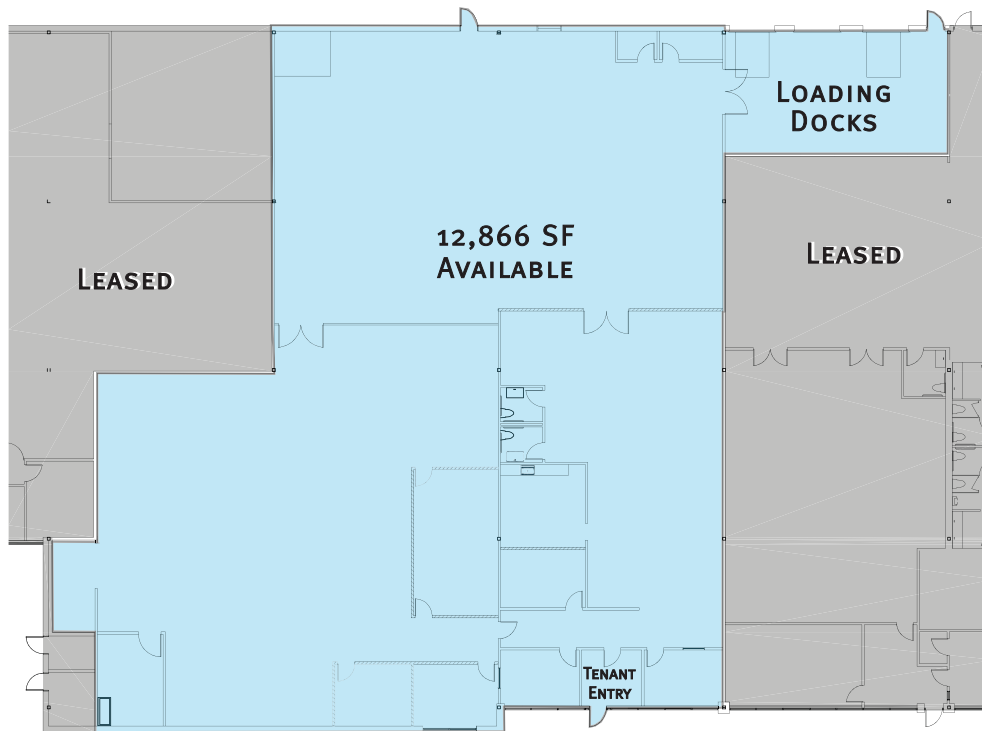
Building Specifications

BUILDING SIZE	60,000 s.f.
YEAR BUILT	1980
SF AVAILABLE	12,866
FLOORS	1
PARKING	1.02/1,000 s.f.
CLEAR HEIGHT	12' to joist
RENT/SF	Negotiable
LOADING DOCKS	3



37 Manning Road

For Lease
12,866 s.f.



Floor Plan

Contact

Tamie Thomson +1 617.531.4112 | Tamie.Thomas@am.jll.com
Flory McCarthy +1 617 531 4220 | Flory.McCarthy@am.jll.com
Dan Kollar +1 617 531 4145 | Dan.Kollar@am.jll.com

