# **Sullivan Road Industrial Center Condominium**



## Industrial Condominium For Sale

Sullivan Road Industrial Center is a 79,000 +/- sf commercial condominium building in Billerica, Massachusetts. This 22'H +/- masonry block building consists of 36 industrial condominium units. Unit 26 is being offered for sale.

Unit 26 features tailgate loading access, 18'H +/- clear ceiling height, and a finished mezzanine office. This property was specifically designed for the small contractor, trades person, machine shop, or distribution, service or manufacturing company.

Edward Carbone, CCIM
781.935.5444 (o)
978.930.1579 (c)
Edward@CarboneRE.com
CarboneRE.com

# CARBONE Commercial Real Estate, Inc.

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Carbone Commercial Real Estate, Inc., agent of the Owner/Lessor.

## Industrial Condominium For Sale

 Subject Unit:
 Unit 26

 Unit SF:
 3,706 +/-sf

 First Floor:
 2,756 +/-sf

Second Floor: 950 +/-sf office mezzanine

Percent Interest: 3.82%

Legal Reference: Book 15131 / Page 121
Condo Fee: \$485.90 per month

RE Taxes 2025: \$12,192.45

Electric:: National Grid Natural Gas: National Grid

Electric Service: 200 amp, 3-phase, 480v HVAC: 4 Ton Unit, Age Nov 2012 Internet: Verizon internet service Roof Age: NEW ROOF 2024

Restrooms:

Loading: Common loading dock access

Interior Loading: 8-ft +/- overhead door Crane: Small Steel Crane/Hoist

SALE PRICE: \$825,000





## **Building Specifications**

Total Building: 79,000 +/- sf building

 Lot:
 5.94 acres

 Age:
 1988

 Total # Units:
 36

Height: 22' +/- to deck

18' +/- clear under bar joists

Zoned: Industrial
Water: Municipal
Septic: Private

Condo Fees Cover: Master insurance, water and

septic, trash disposal, maintenance, snow,

landscape, common electric, and property management.

# 34 SULLIVAN ROAD, BILLERICA, MA

## Location

- 3 miles to Route 3
- 6 miles to I-495
- 10 miles to Route 128/I-95
- 29 miles to Logan International Airport, Boston, MA
- 33 miles to Manchester Regional Airport, Manchester, MA

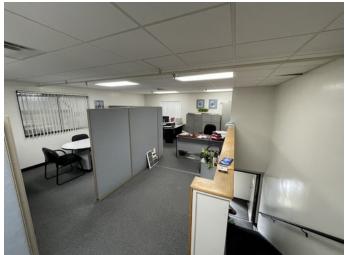
West Hartford
Waterbury











# Commonwealth of Massachusetts

### BOARD OF REGISTRATION OF REAL ESTATE BROKERS AND SALESPERSONS

www.mass.gov/dpl/boards/re

### MASSACHUSETTS MANDATORY REAL ESTATE LICENSEE-CONSUMER RELATIONSHIP DISCLOSURE THIS IS NOT A CONTRACT

This disclosure is provided to you, the consumer, by the real estate licensee listed in this disclosure.

### THE TIME WHEN THE REAL ESTATE LICENSEE MUST PROVIDE THIS NOTICE TO THE CONSUMER:

All real estate licensees must present this form to you at the first personal meeting with you to discuss a specific property. In the event this relationship changes, an additional disclosure must be provided and completed at that time.

### CONSUMER INFORMATION AND RESPONSIBILITY:

If you are a buyer or seller, you can engage a real estate licensee to provide advice, assistance and representation to you as your agent. The real estate licensee can represent you as the seller (Seller's Agent) or represent you as the buyer (Buyer's Agent), or can assist you as a Facilitator.

All real estate licensees, regardless of the working relationship with a consumer must, by law, present properties honestly and accurately, and disclose known material defects in the real estate.

The duties of a real estate licensee do not relieve consumers of the responsibility to protect their own interests. If you need advice for legal, tax, insurance, zoning, permitted use, or land survey matters, it is your responsibility to consult a professional in those areas. Real estate licensees do not and cannot perform home, lead paint, or insect inspections, nor do they perform septic system, wetlands or environmental evaluations.

Do not assume that a real estate in	censee works solely for you unless	you have an agreement for	tnat	relationship.	
For more detailed definitions	and descriptions about real e	state relationships, plea	se se	ee page 2 of this	s disclosure.
ESTATE LICENSEE NAME Check one: X Seller's age		S A:  Facilitator			
_	hecked above, the real estate li	_	e fol	lowing section:	
Check one: X Non-Designated Agency		Designated Agency			
The real estate firm or business listed below and all		Only the licensee named herein represents the			
other affiliated agents are also working as the agent		Seller Buyer (designated seller agency or designated			
of the X Seller Buyer		buyer agency). In this situation any other agents affiliated			
No Co	Billerica, MA – Unit 26 ensee, acknowledge that this disclosure		ther p	narty in your real or named herein:	estate
Edward Carbone 901			oker	Salesperson	February 25, 2025
Signature of Real Estate Licensee Printed Name of Real Estate Licensee License # Carbone Commercial Real Estate, Inc. #6939		939 License #			Todays Date
Name of Real Estate Brokerage Firm	erage Firm Brokerage Firm Real Estate License #		ver	Seller	
Signature of Consumer	Printed Name of Consumer		yer	_ Seller	Todays Date
		□ Bu	ver	Seller	rough base
Signature of Consumer	Printed Name of Consumer				Todays Date
		Check here if the	e con	sumer declines to	sign this notice.
Last Revised: January 24, 2017					
$MASS$ FORMS $^{"}$	MAI	R			♠





Fax: (781)935-7251