

BUILDING No. 6



business park

At the crossroads of innovation and industry.





BT37 is a six building master-planned office/flex park located at 101 Billerica Avenue in Billerica and Tewksbury, Massachusetts. The park offers 448,707 SF across 44 acres.

Developed in stages from 1985 to 2001 the park features attractive office opportunities alongside modern flex buildings which feature 18' clear height, heavy power, and municipal water and sewer. The combined infrastructure, architecture, and professionally landscaped environment make the park an ideal complement to a variety of high tech office, manufacturing, and life science uses.

BT37 is located approximately 30 miles north of Boston in the heart of the I-495 North Corridor, directly alongside I-495 (Exit 37) and less than 2 miles from the I-495/Route 3 Interchange. Employers can recruit high skilled labor from the surrounding towns and urban centers and provide access to the workplace via public transportation operated by the MBTA and LRTA. Café 101, located in building 2, offers food service throughout the day to tenants and visitors.





# SITE MAP



# ACCESSIBILITY

BT37 is located in a highly accessible area with easy commuting patterns to major highways and public transportation. Less than 10 miles away is I-495, Route 3, and I-93. The business park runs alongside the MBTA commuter rail Lowell line, providing easy access into Boston. Also, the Lowell Regional Transit Authority operates the bus line which services the park and runs from the North Billerica train station to Downtown Lowell.

0.9 MILES TO ➤ INTERSTATE 495

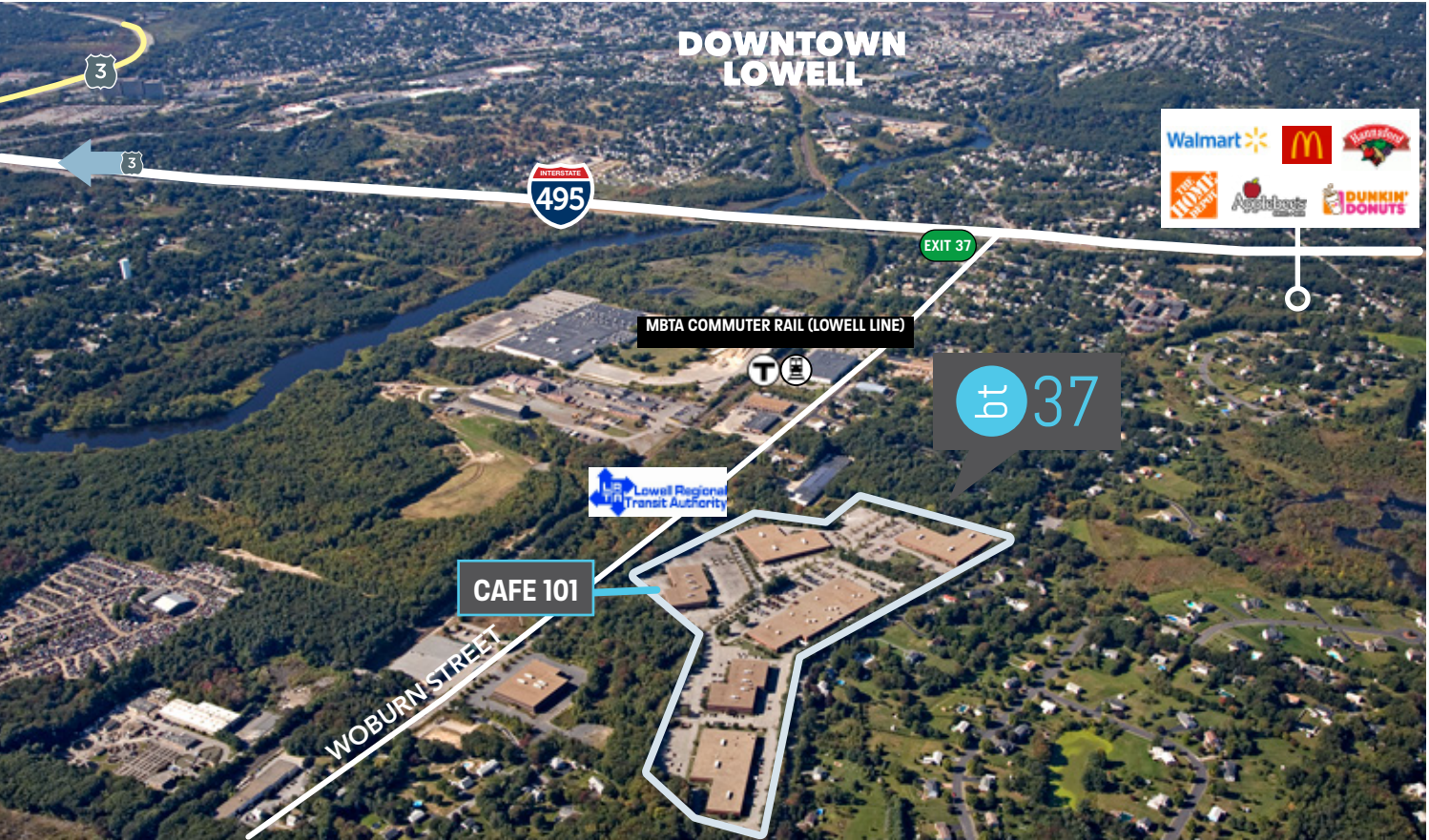
1.8 MILES TO ➤ ROUTE 3

6.7 MILES TO ➤ INTERSTATE 93

13.1 MILES TO ➤ ROUTE 128

23.6 MILES TO ➤ INTERSTATE 90

30.0 MILES TO ➤ BOSTON MA





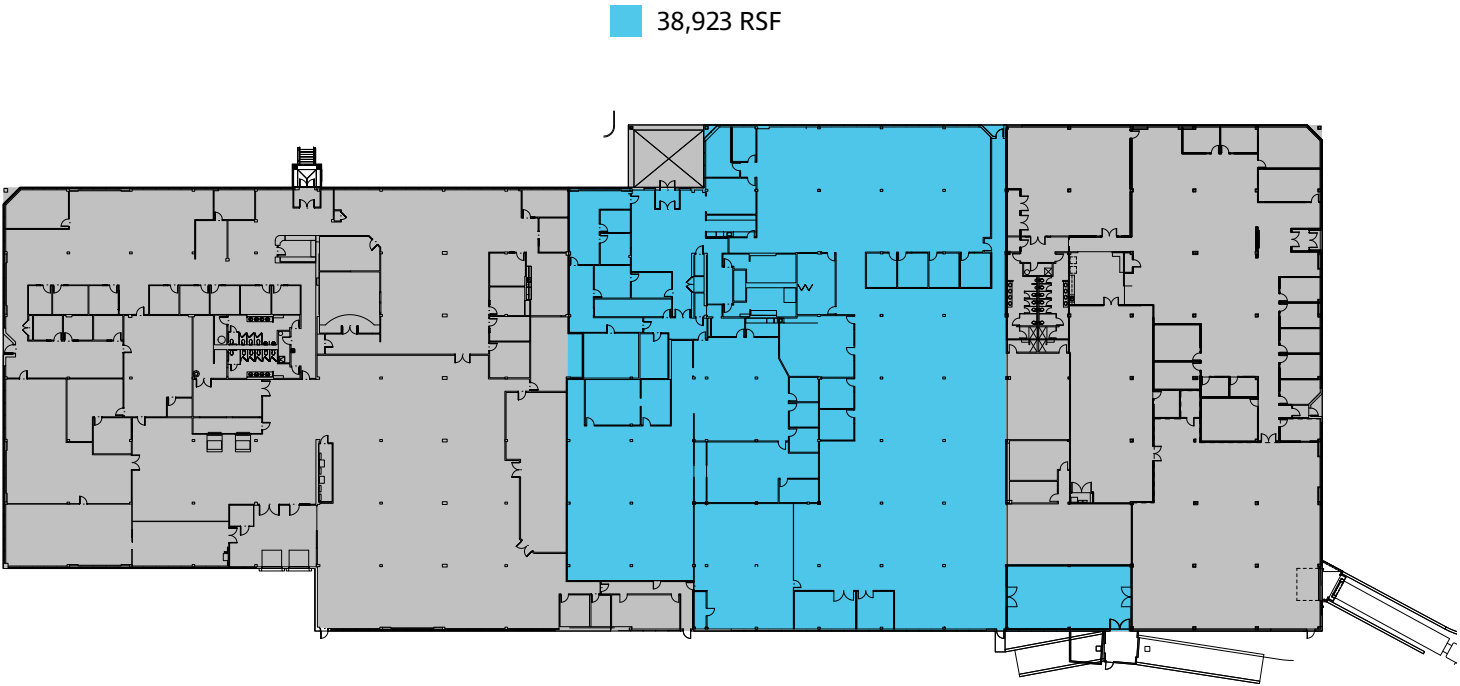
# BUILDING 6



## BUILDING SPECS

<b>BUILDING SIZE:</b>	101,058
<b>LOT SIZE:</b>	8.07 acres
<b>NUMBER OF FLOORS:</b>	1
<b>YEAR COMPLETED:</b>	1996
<b>CLEAR HEIGHT:</b>	18' 6"
<b>STRUCTURAL:</b>	Steel Frame
<b>EXTERIOR:</b>	Concrete block with steel-framing, finished with masonry brick.
<b>ROOF:</b>	Ballasted rubber membrane, installed in 2018
<b>WINDOWS:</b>	Metal-framed tinted ribbon windows.
<b>FOUNDATION:</b>	5" reinforced concrete slab
<b>SECOND FLOOR:</b>	N/A
<b>LOADING:</b>	Three 8x9 overhead dock doors with mechanical levelers
<b>HVAC:</b>	One (1) York 30 ton RTU installed in 2017, One (1) York 12.5 ton RTU installed in 2017, Twelve (12) York RTUs ranging in size from 15-40 tons installed at various intervals and one (1) Evapco cooling tower
<b>ELECTRICAL:</b>	4,000 amp; 277/480V; 3 phase - 4 wire service
<b>FIRE PROTECTION:</b>	Hydraulic sprinkler suppression systems, fire extinguishers, illuminated exit signs, emergency pull stations, strobes, emergency wall packs and on-site fire hydrants.
<b>RESTROOMS:</b>	Three sets of men's and women's restrooms
<b>WATER:</b>	Town of Billerica
<b>SEWER:</b>	Municipal sewer system

## AVAILABLE SPACE





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