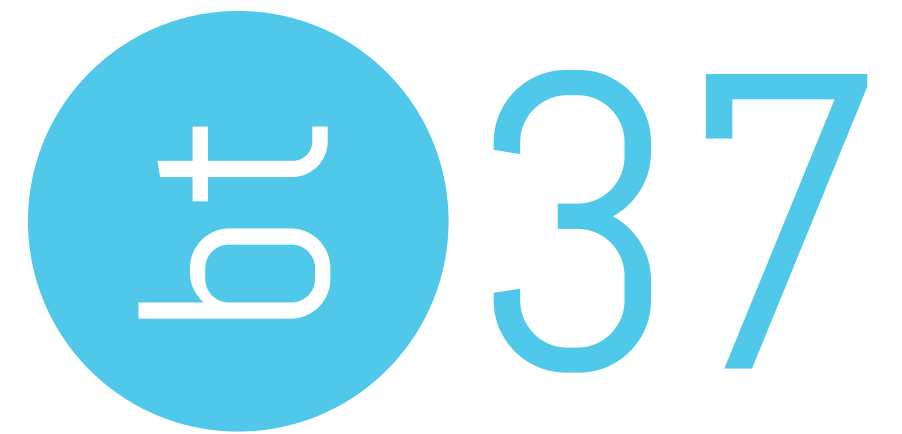




business park

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

6.7 MILES TO  INTERSTATE 93

23.6 MILES TO  INTERSTATE 90

1.8 MILES TO  ROUTE 3

13.1 MILES TO  ROUTE 128

30.0 MILES TO  BOSTON MA

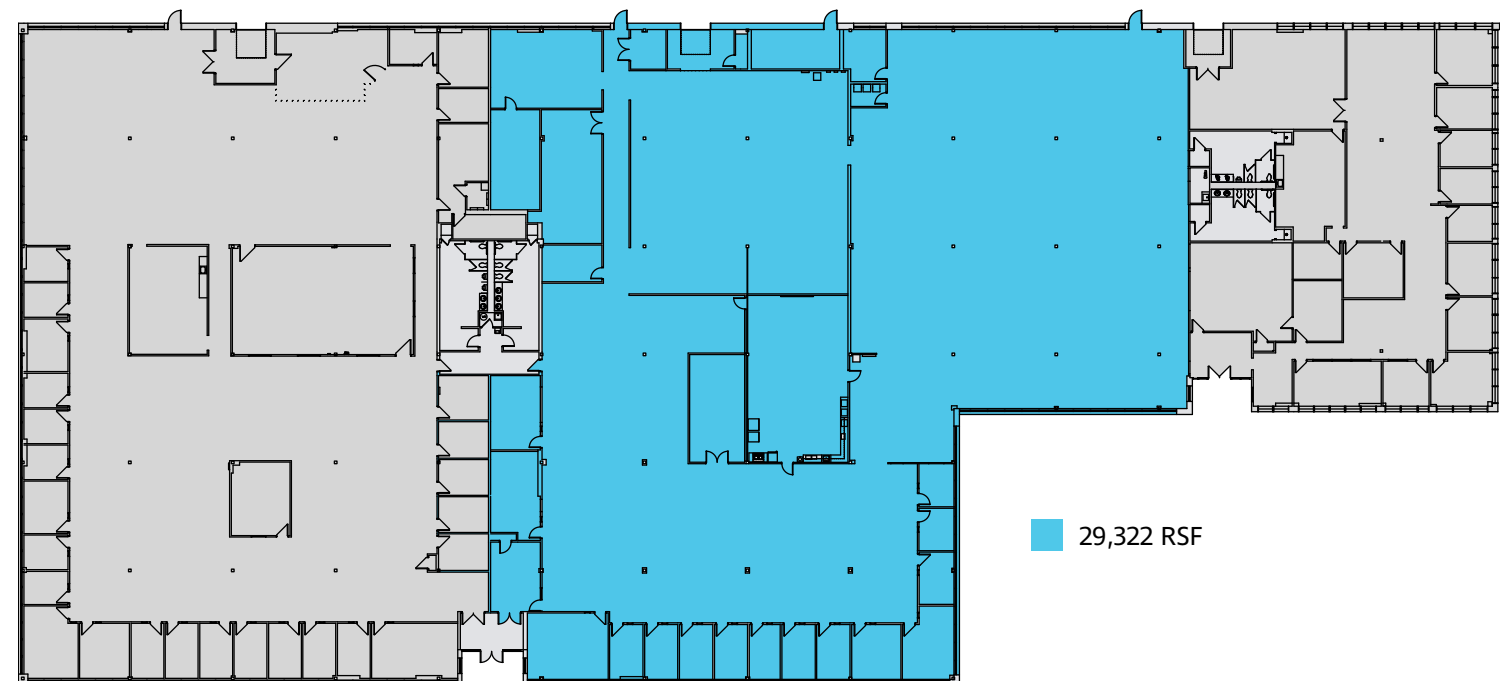


BUILDING 4

BUILDING SPECS

BUILDING SIZE:	60,992
LOT SIZE:	5.37 acres
NUMBER OF FLOORS:	1
YEAR COMPLETED:	1998
CLEAR HEIGHT:	18' 1"
STRUCTURAL:	Steel Frame
EXTERIOR:	Concrete block with steel-framing, finished with masonry brick.
ROOF:	Ballasted rubber membrane, to be replaced in 2018
WINDOWS:	Aluminum-framed tinted ribbon windows.
FOUNDATION:	5" reinforced concrete slab
LOADING:	Three 8x9 overhead dock doors with mechanical levelers
HVAC:	Two (2) 60 ton and one (1) 50 ton Trane RTUs
ELECTRICAL:	3,000 amp; 277/480V; 3 phase - 4 wire service
FIRE PROTECTION:	Hydraulic sprinkler suppression systems, fire extinguishers, illuminated exit signs, emergency pull stations, strobes, emergency wall packs and on-site fire hydrants.
RESTROOMS:	Two sets of men's and women's restrooms
WATER:	Town of Billerica
SEWER:	Municipal sewer system

AVAILABLE SPACE



BUILDING 5



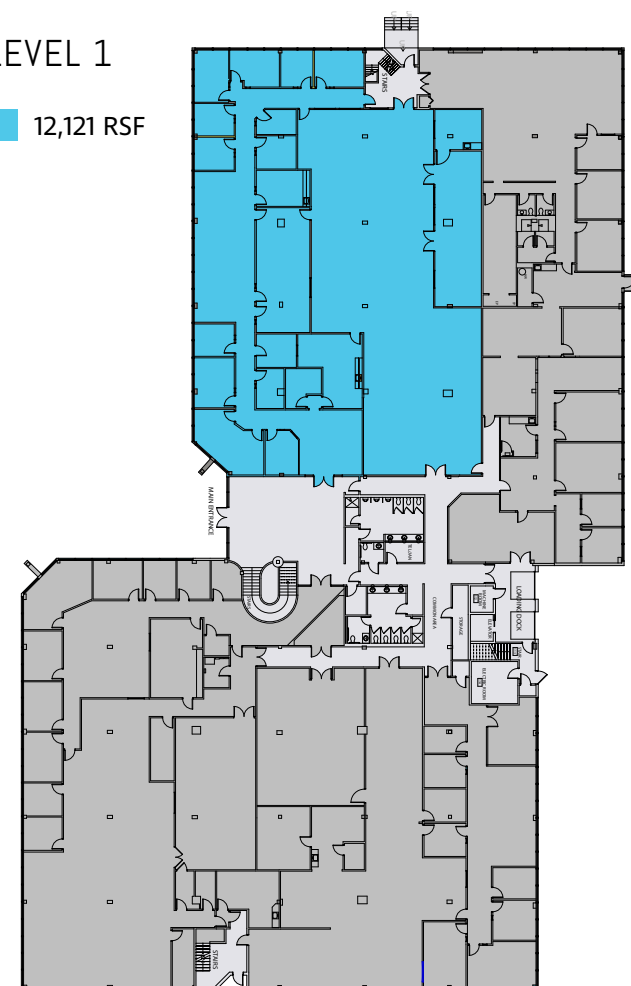
BUILDING SPECS

BUILDING SIZE:	80,305
LOT SIZE:	4.89 acres
NUMBER OF FLOORS:	2
YEAR COMPLETED:	1987
CLEAR HEIGHT:	-
STRUCTURAL:	Steel Frame
EXTERIOR:	Concrete block with steel-framing, finished with masonry brick.
ROOF:	Rubber membrane, installed in 2011
WINDOWS:	Aluminum-framed tinted ribbon windows. Two story glass curtain wall entrance.
FOUNDATION:	5" reinforced concrete slab
SECOND FLOOR:	3" thick reinforced concrete
LOADING:	Two 8x9 overhead dock doors
HVAC:	One (1) Carrier 60 ton RTU installed in 2016, One (1) Trane 60 ton RTU installed in 2014, One (1) Carrier 60 ton RTU installed in 2013, One (1) Carrier 60 ton RTU installed in 2011, EMS system installed in 2011
ELECTRICAL:	2,400 amp; 277/480V; 3 phase - 4 wire service
FIRE PROTECTION:	Hydraulic sprinkler suppression systems, fire extinguishers, illuminated exit signs, emergency pull stations, strobes, emergency wall packs and on-site fire hydrants.
RESTROOMS:	Men's and women's restrooms located on each floor
WATER:	Town of Billerica
SEWER:	Municipal sewer system

AVAILABLE SPACE

LEVEL 1

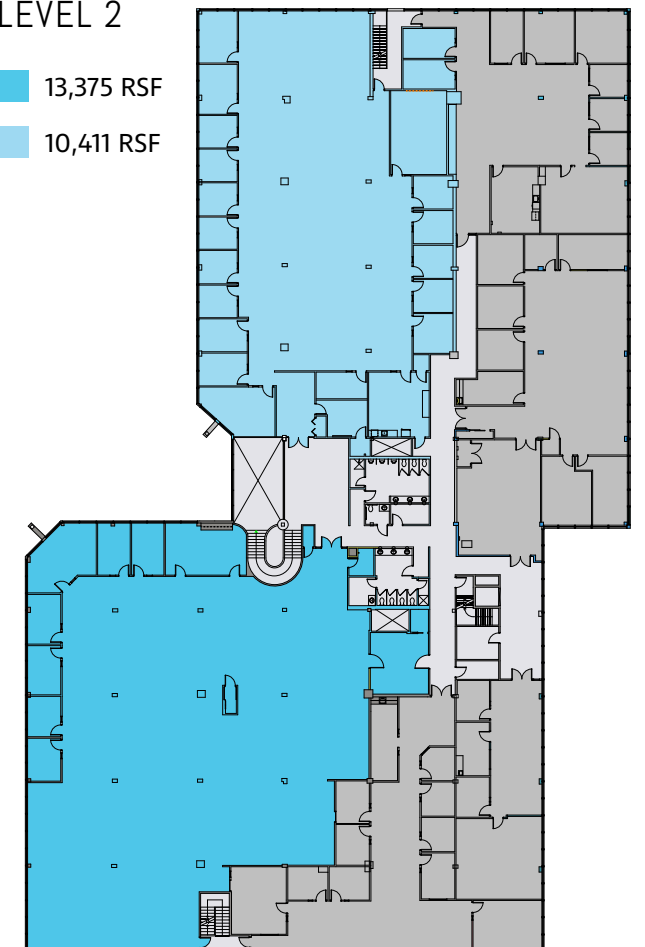
12,121 RSF



LEVEL 2

13,375 RSF

10,411 RSF



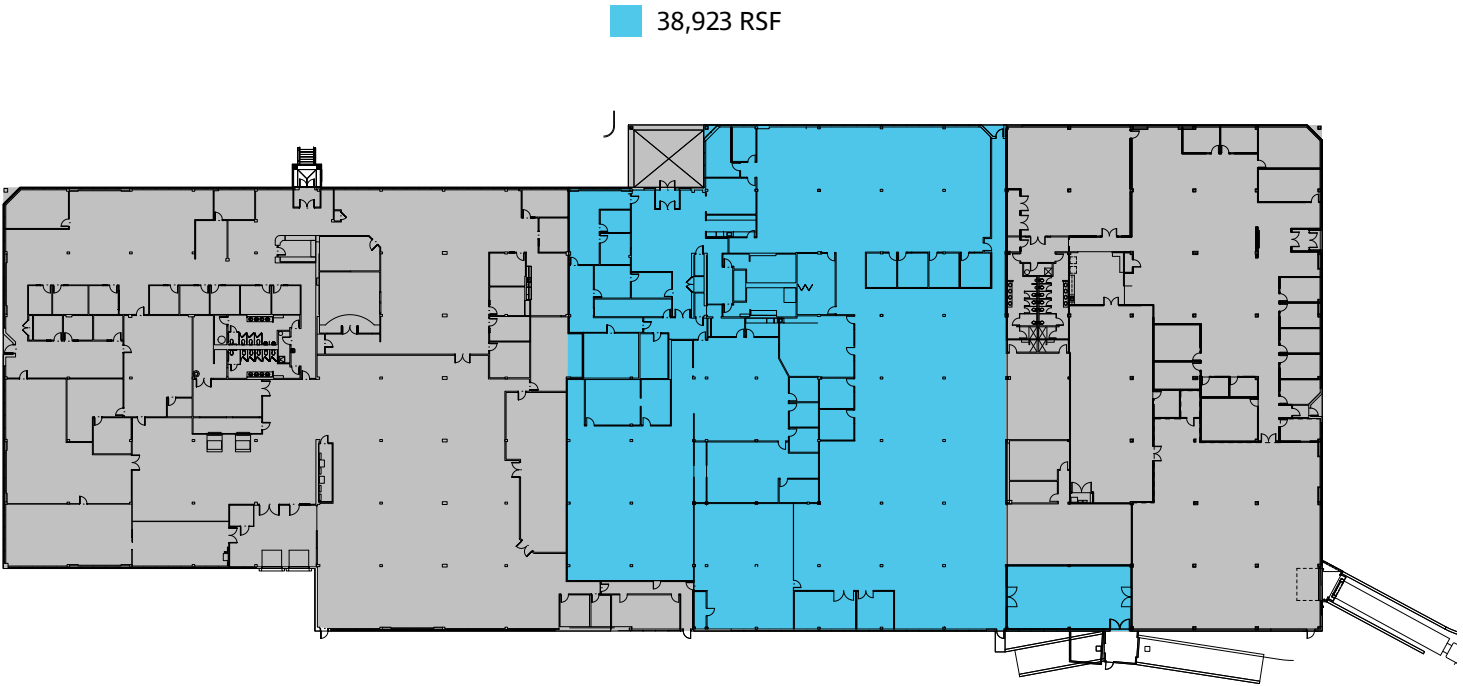
BUILDING 6



BUILDING SPECS

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

AVAILABLE SPACE





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