



Flex Sublease Opportunity

46 Manning Road

Billerica, Massachusetts

SPACE PROFILE

Floors	1-2
Size	21,470 SF
Rental Rate	Negotiable
Availability	Immediate
Term	Through October 31, 2029
Type	Flex
Submarket	495 North
Built (Building)	1986
Parking	1.68/1,000 SF

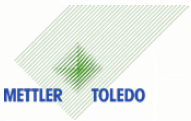
KEY HIGHLIGHTS

- 21,470 SF over two floors, flexible leasing scenarios available
- 1,600 Amps available at 480V 3 phase 277 v
- 2 tailboard height dock doors
- 14' clear height on 1st floor premises
- 4,000 lbs freight elevator
- Dry room HVAC system available
- Mens and womens showers available
- Located just off Middlesex Turnpike and Route 3



Corporate Neighbors

ASMPT



Quanterix
Discovery Fueled by Ultra-Sensitivity

For More Information



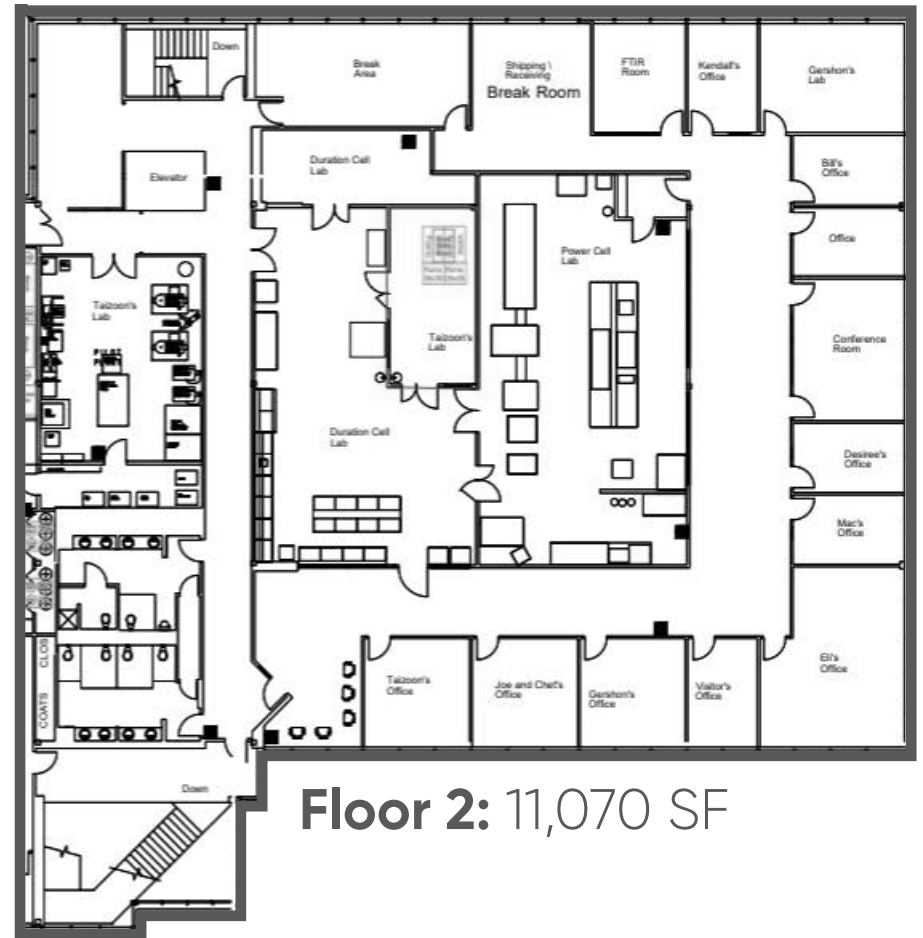
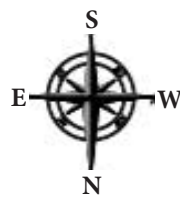
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Flex Sublease Opportunity

46 Manning Road, Floors 1-2
Billerica, Massachusetts



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Lab Space



Conference Room



Kitchenette



Private Office



Corridor



Open Office/Lab Visibility



Corridor with Lab Visibility



2 Tailboard Height Loading Docks

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