

180 NEW BOSTON STREET

WOBURN, MA



66,219 SF

FREE STANDING INDUSTRIAL
BUILDING FOR LEASE ON 3.69
ACRES

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

66,219 SF FREE STANDING INDUSTRIAL BUILDING FOR LEASE

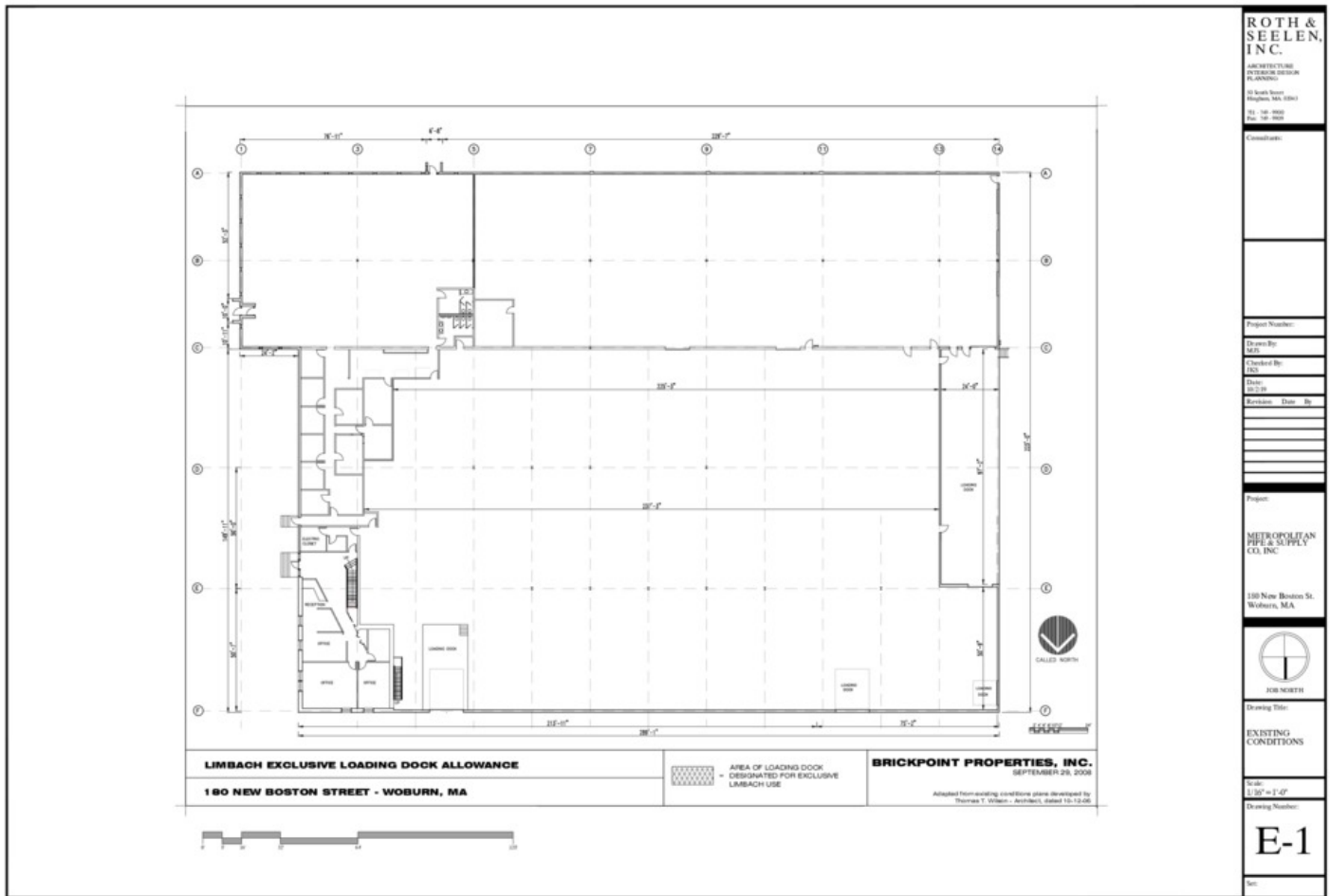
PROPERTY HIGHLIGHTS

- HIGH BAY WAREHOUSE
- TAILBOARD AND ON-GRADE LOADING
- 1.2 MILES TO I-95 AND 1.9 MILES TO I-93
- ENCLOSED FENCED-IN PAVED AREA
- RENTAL RATE: MARKET
- TAXES: \$1.81/SF (2020)
- FOUR GANTRY CRANES WHICH SERVICE THE WAREHOUSE AREAS ON THE PROPERTY

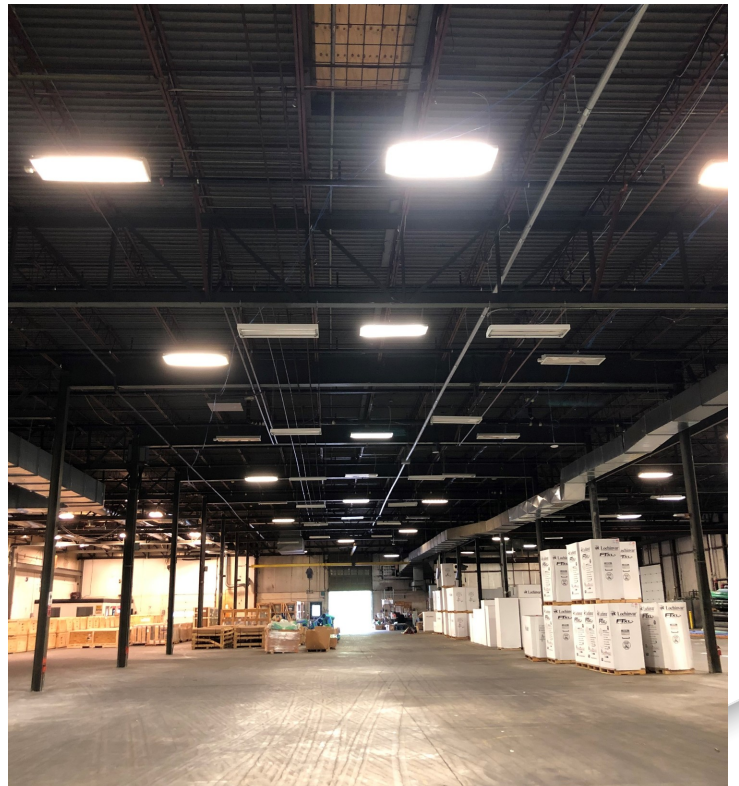
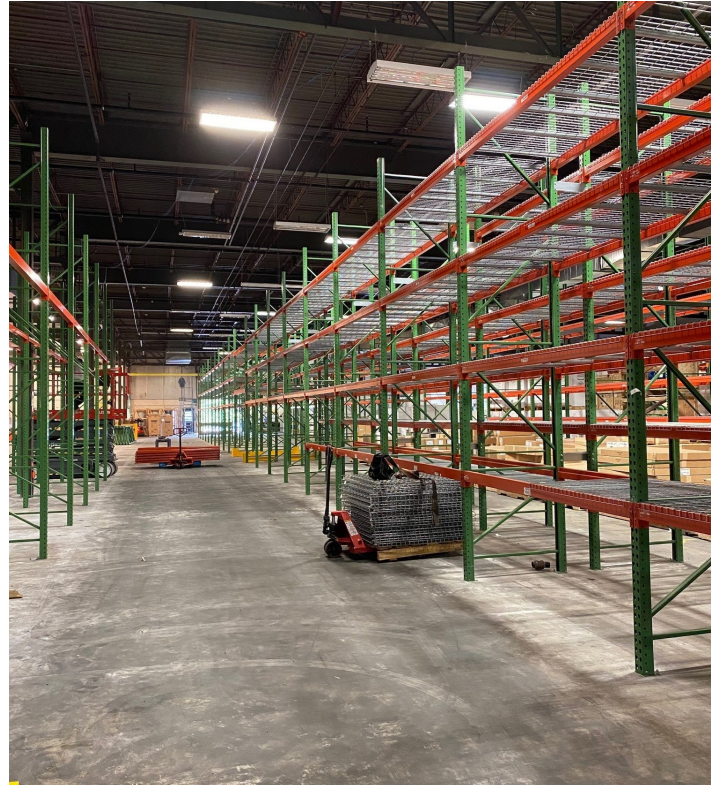
PROPERTY SPECIFICATIONS

AGE	1979
LAND AREA	3.69 Acres
BUILDING SIZE	66,219 SF (subdivides to 44,000 SF and 22,000 SF), office TBD
SPRINKLERS	Wet system
PARKING	100 spaces
ZONING	Industrial Park (IP)
CEILING HEIGHT	22' Clear in 44,000 SF 14.9' Clear in 22,000 SF
UTILITIES	City sewer and oil heating
POWER	1,200 amp; 277/480v; 3p4w
BAY COLUMN	25' x 45' spacing
ROOF	New rubber membrane
LOADING	Three (3) on-grade roll-up doors and seven (7) tailboard height dock doors and two (2) large exterior loading platforms

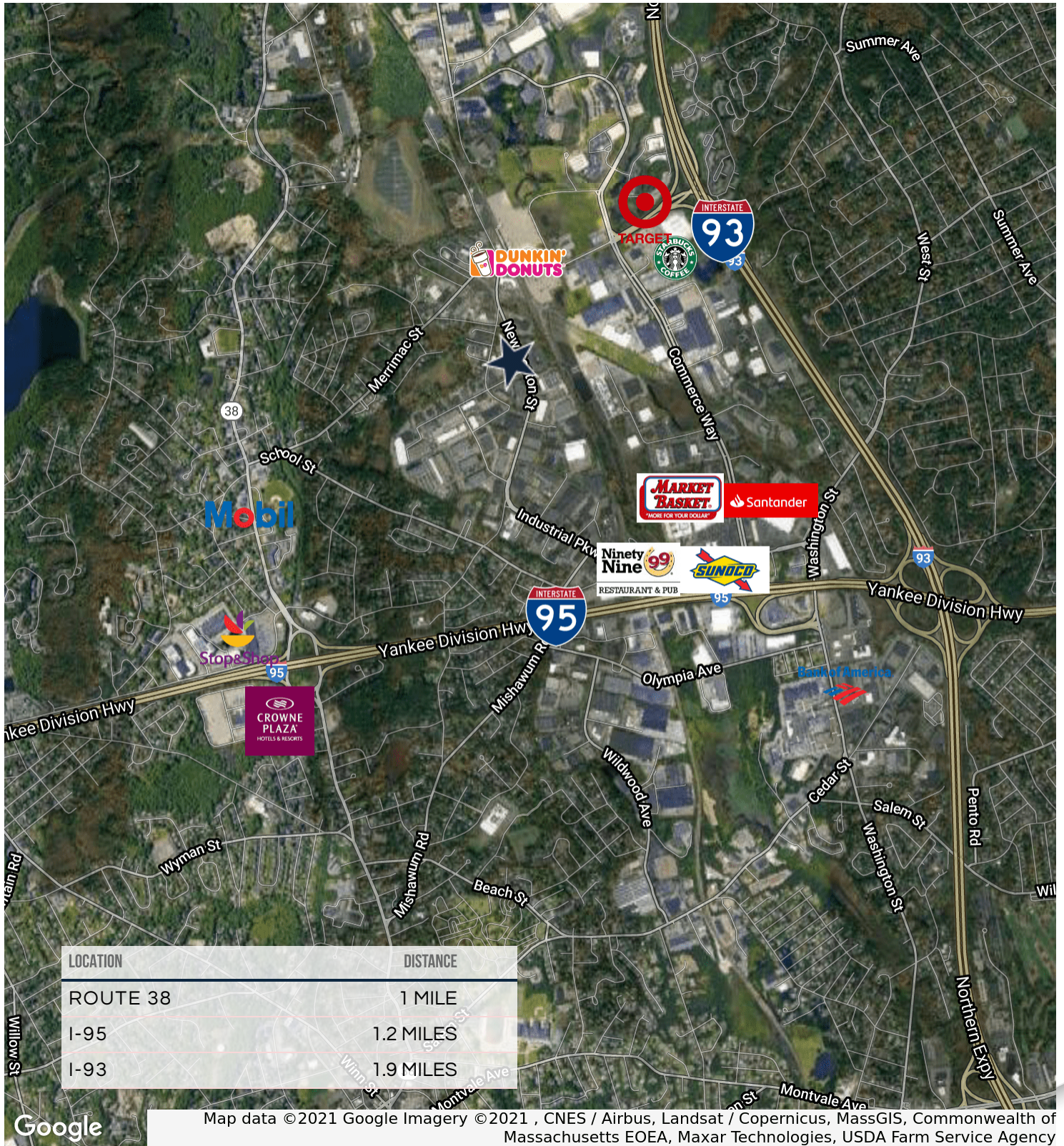
FLOOR PLANS



ADDITIONAL PHOTOS



LOCATION MAPS



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