

1 JEWEL DRIVE

WILMINGTON, MA



175,868 SF

OFFICE/FLEX BUILDING FOR
LEASE : 27,874 SF AVAILABLE

CONTACT:

AARON SMITH 978.654.0432
JAMES STUBBLEBINE 617.592.3388
ELLEN GARTHOFF 978.760.1263
DAVID STUBBLEBINE 617.592.3391
HARRISON PIPER 617.901.2397

ASMITH@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM
ELLEN@STUBBLEBINECOMPANY.COM
DAVID@STUBBLEBINECOMPANY.COM
HARRISON@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

175,868 SF building on 14.25 acres; 7,391 SF of office space and 17,202 SF of flex space available on the second floor.

PROPERTY HIGHLIGHTS

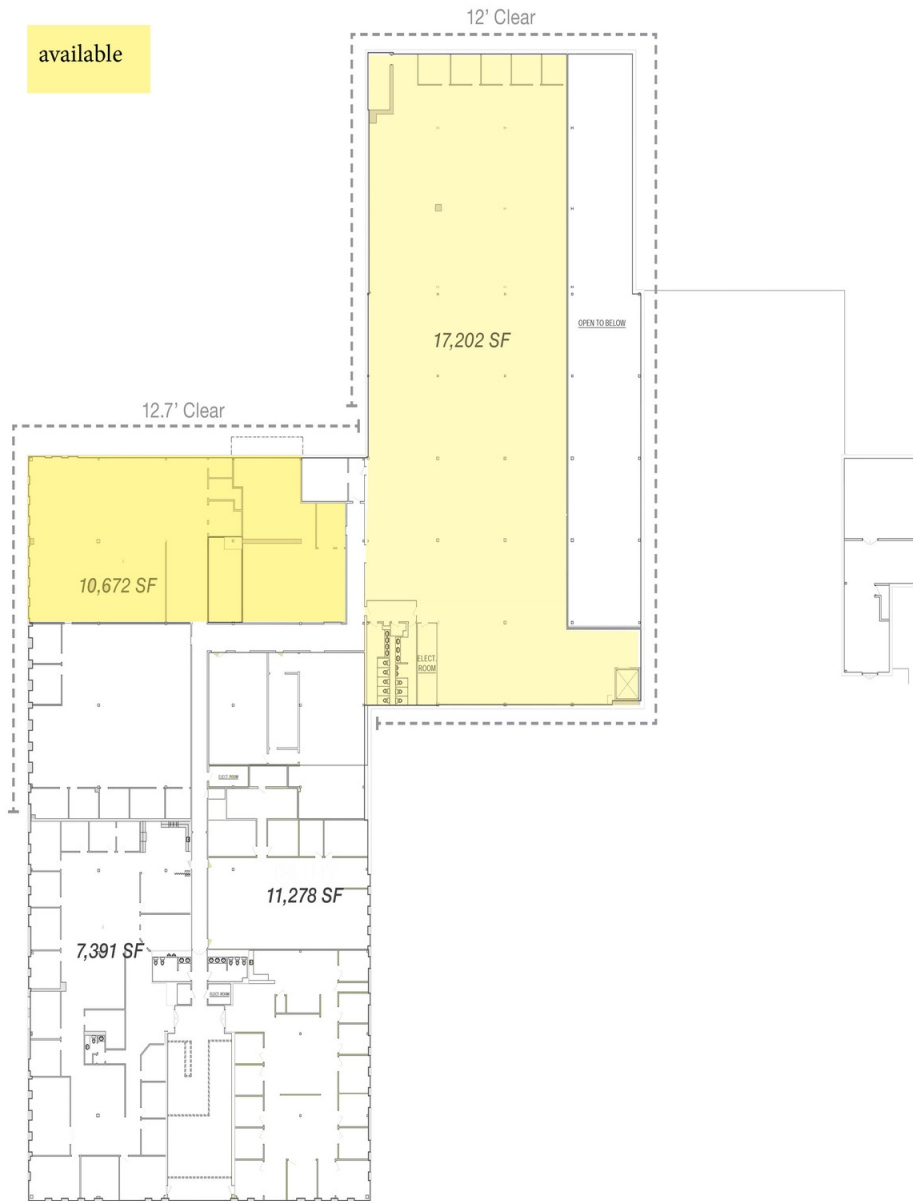
- Class B Flex/Office Building
- Located Less than a mile from I-93
- Easy access to Route 128, I-495 and Route 3
- Frontage on Route 38 (Main Street)

PROPERTY SPECIFICATIONS

BUILDING SIZE	175,868 SF
TOTAL AVAILABLE	27,874 SF
YEAR BUILT	1976
ZONING	Industrial / Warehouse
CONSTRUCTION	Concrete/ Cinder block
ROOF	Tar & Gravel
HEAT	Forced air - gas
LOADING	Five (5) Tailboard Three (3) Drive-in
ELEVATOR	One (1) freight
POWER	800a/277-480v 3p Heavy
PARKING	326 surface spaces
SPRINKLER	Wet System
RENTAL RATE	Market

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	21,188	65,648
TOTAL POPULATION	57,852	173,891
AVERAGE HH INCOME	\$100,843	\$99,876

FLOOR PLANS



SECOND FLOOR PLAN

ADDITIONAL PHOTOS



LOCATION MAPS

