

1 JEWEL DRIVE

WILMINGTON, MA



175,868 SF

LAB/R&D BUILDING FOR LEASE
: 42,774 SF AVAILABLE

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EXCLUSIVE OFFERING



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

175,868 SF building on 14.25 acres

PROPERTY HIGHLIGHTS

- Lab/R&D 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)

SPACES	LEASE RATE	SPACE SIZE
FIRST FLOOR SPACE 1	Market	9,900 SF
SECOND FLOOR SPACE 1	Market	15,672 SF
SECOND FLOOR SPACE 2	Market	17,202 SF

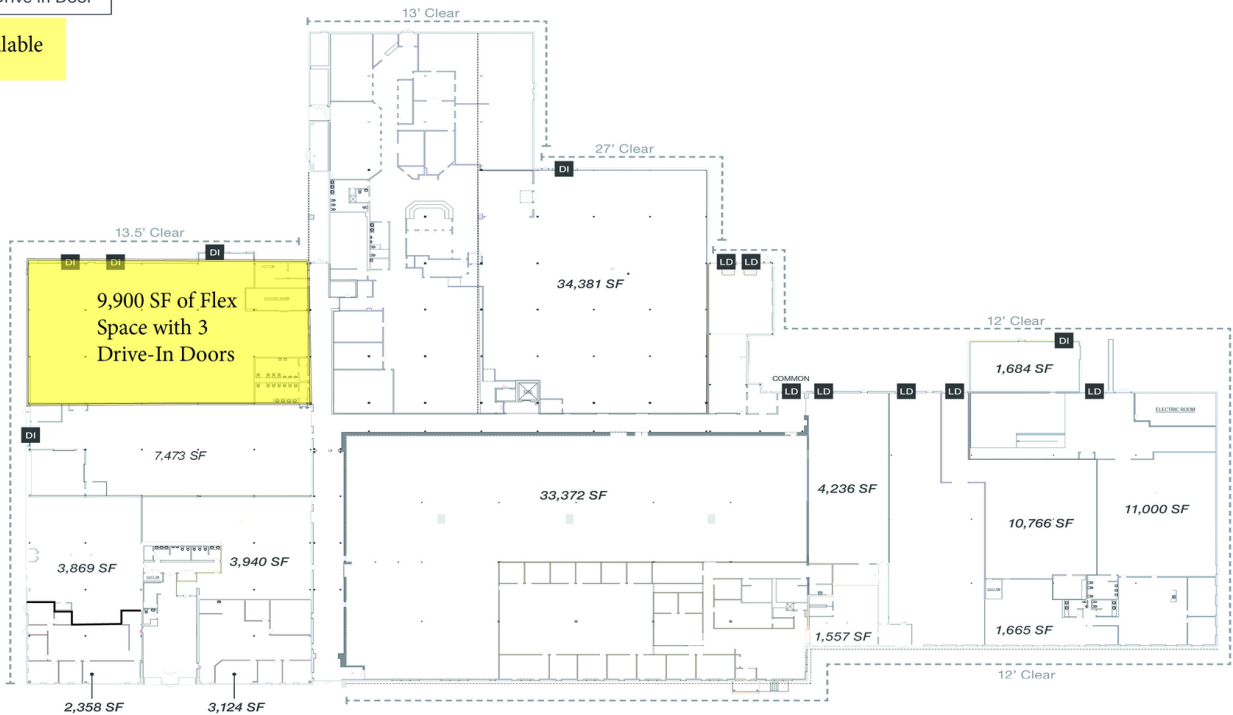
PROPERTY SPECIFICATIONS

BUILDING SIZE	175,868 SF
TOTAL AVAILABLE	42,774 SF
YEAR BUILT	1976
ZONING	General Industrial
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

FIRST FLOOR - FLOOR PLAN

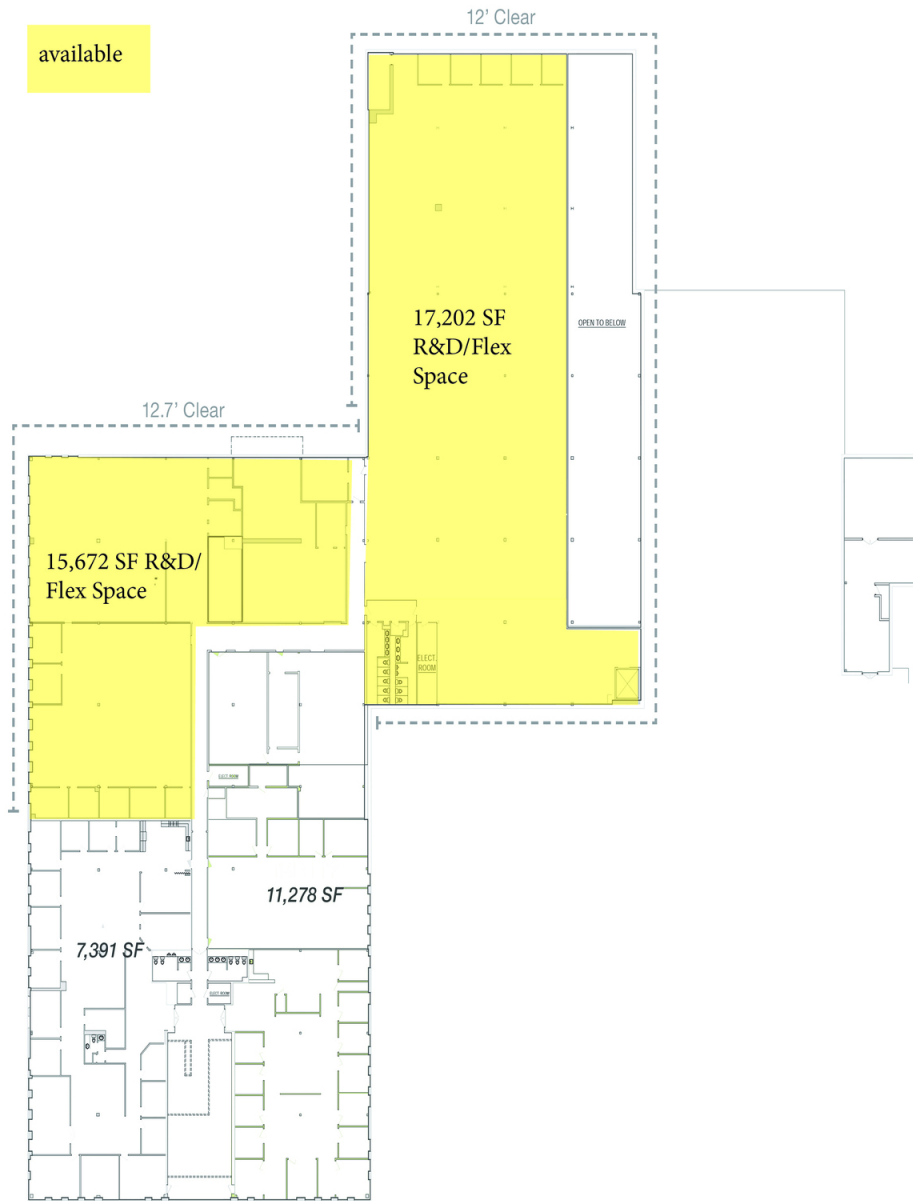
LD Loading Dock
DI Drive in Door

available



FIRST FLOOR PLAN

SECOND FLOOR - FLOOR PLAN



SECOND FLOOR PLAN

ADDITIONAL PHOTOS



LOCATION MAPS

