

21A CONCORD STREET

WILMINGTON, MA



14,350 SF

OFFICE/R&D BUILDING FOR
SALE OR LEASE

- SECOND FLOOR AVAILABLE (7,146 SF)
- FIRST FLOOR FULLY LEASED UNTIL 2023 (7,146 SF)
- ALL NEW HVAC UNITS AND ROOF IN 2012
- STRATEGICALLY LOCATED HALF A MILE FROM I-93

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

14,350 SF OFFICE/R&D BUILDING FOR SALE OR LEASE

OFFERING SUMMARY

SALE PRICE:	\$3,500,000
RENTAL RATE:	\$16/SF NNN
REAL ESTATE TAXES:	\$2.60/SF (FY 2019)

DATA/FIBER:

FIRST FLOOR	VERIZON
SECOND FLOOR	COMCAST

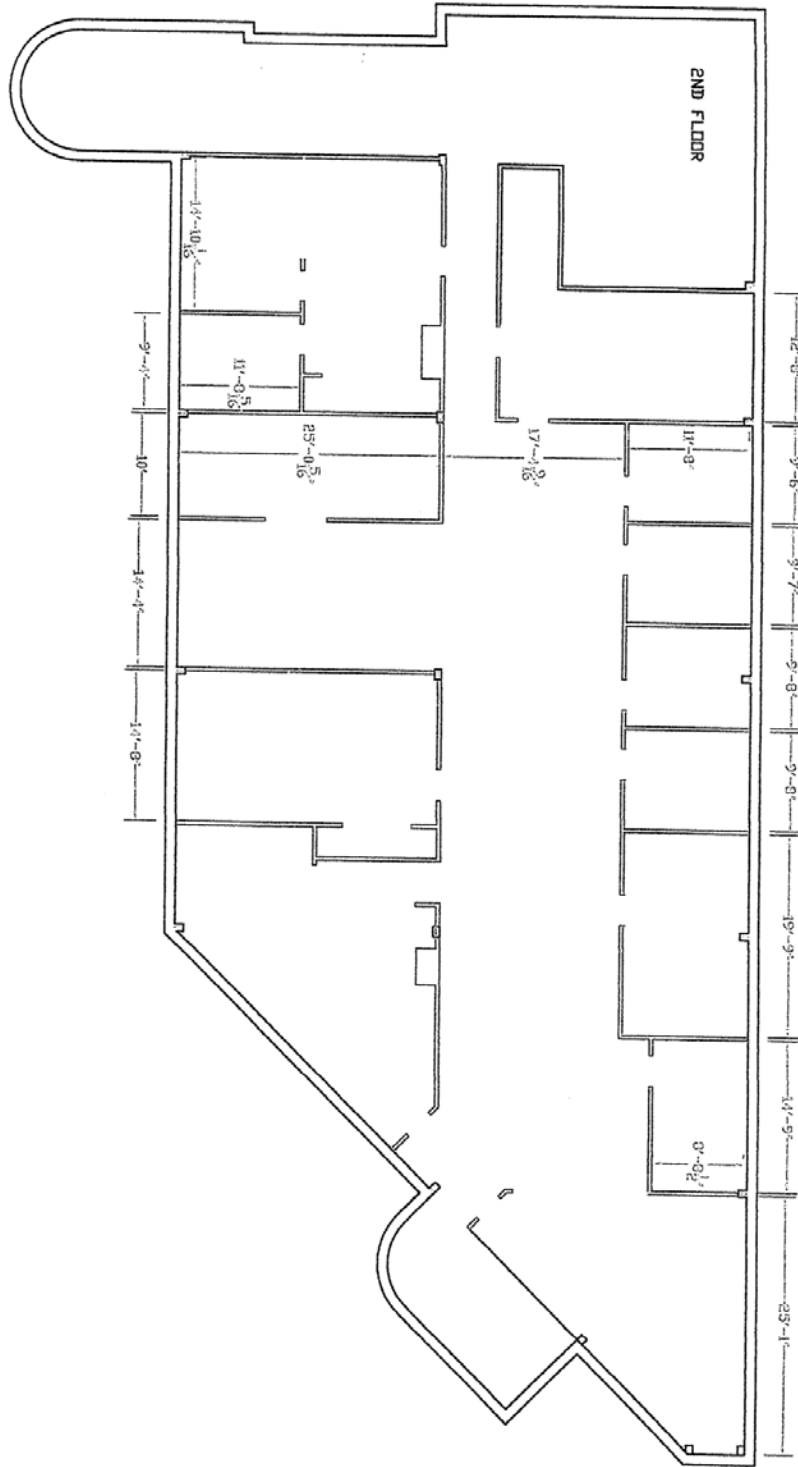
PROPERTY SPECIFICATIONS

BUILDING SIZE:	14,350 SF: 7,146 SF - (LEASED UNTIL 2023) 7,146 SF - AVAILABLE
LAND AREA:	1.21 ACRES
AGE:	1987
ZONING:	NEIGHBORHOOD BUSINESS
PARKING:	FIFTY (50) SPACES
RESTROOMS:	TWO (2) SETS WITH SHOWERS
HVAC:	100% AIR CONDITIONED (ALL EIGHT UNITS REPLACED 2012)
ELECTRIC:	450 AMPS
SPRINKLER:	WET SYSTEM
SEPTIC/WATER:	PRIVATE SEPTIC/TOWN WATER
ROOF:	FIRESTONE NEOPRINE RUBBER (REPLACED IN 2012)
ELEVATOR:	YES

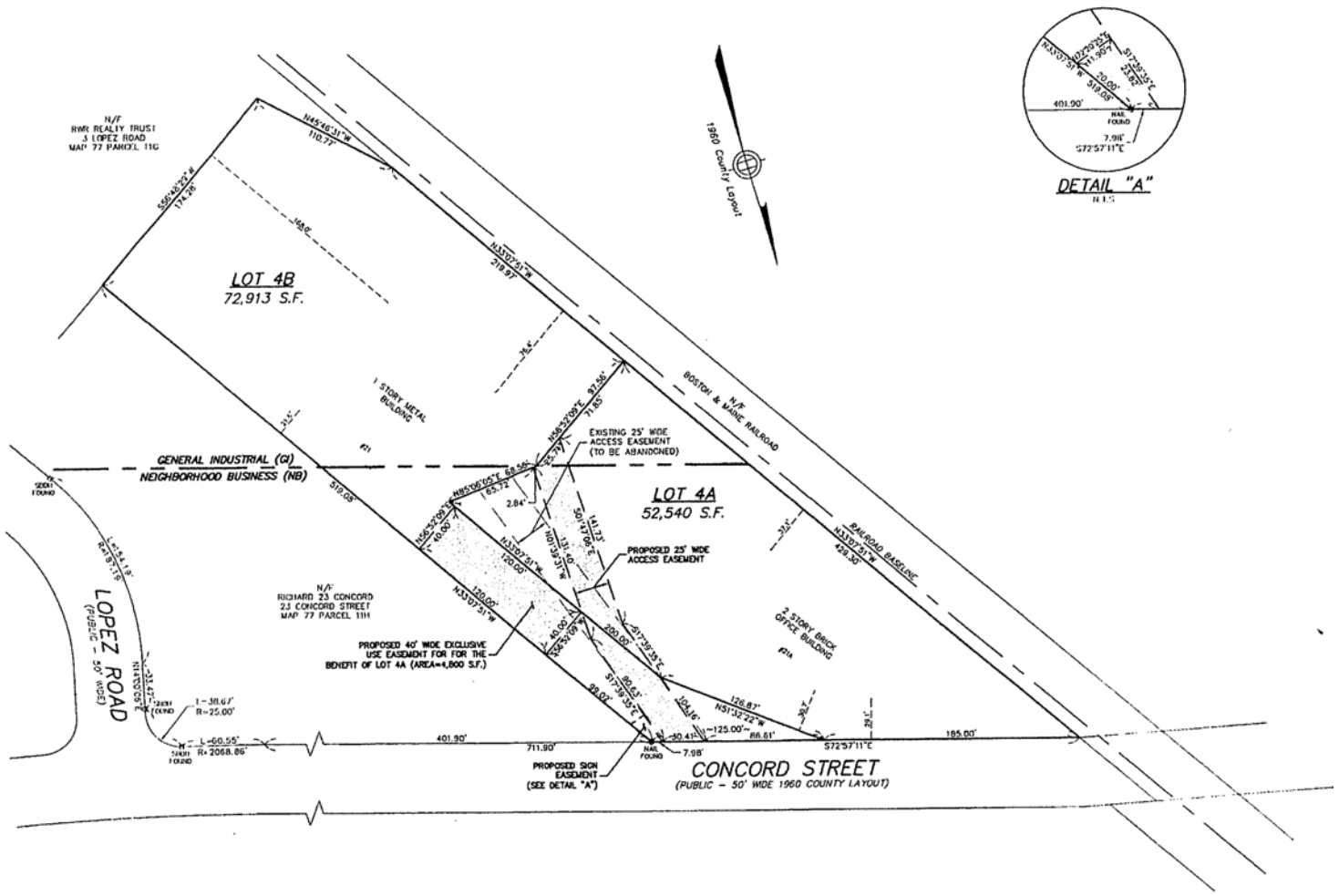
ADDITIONAL PHOTOS



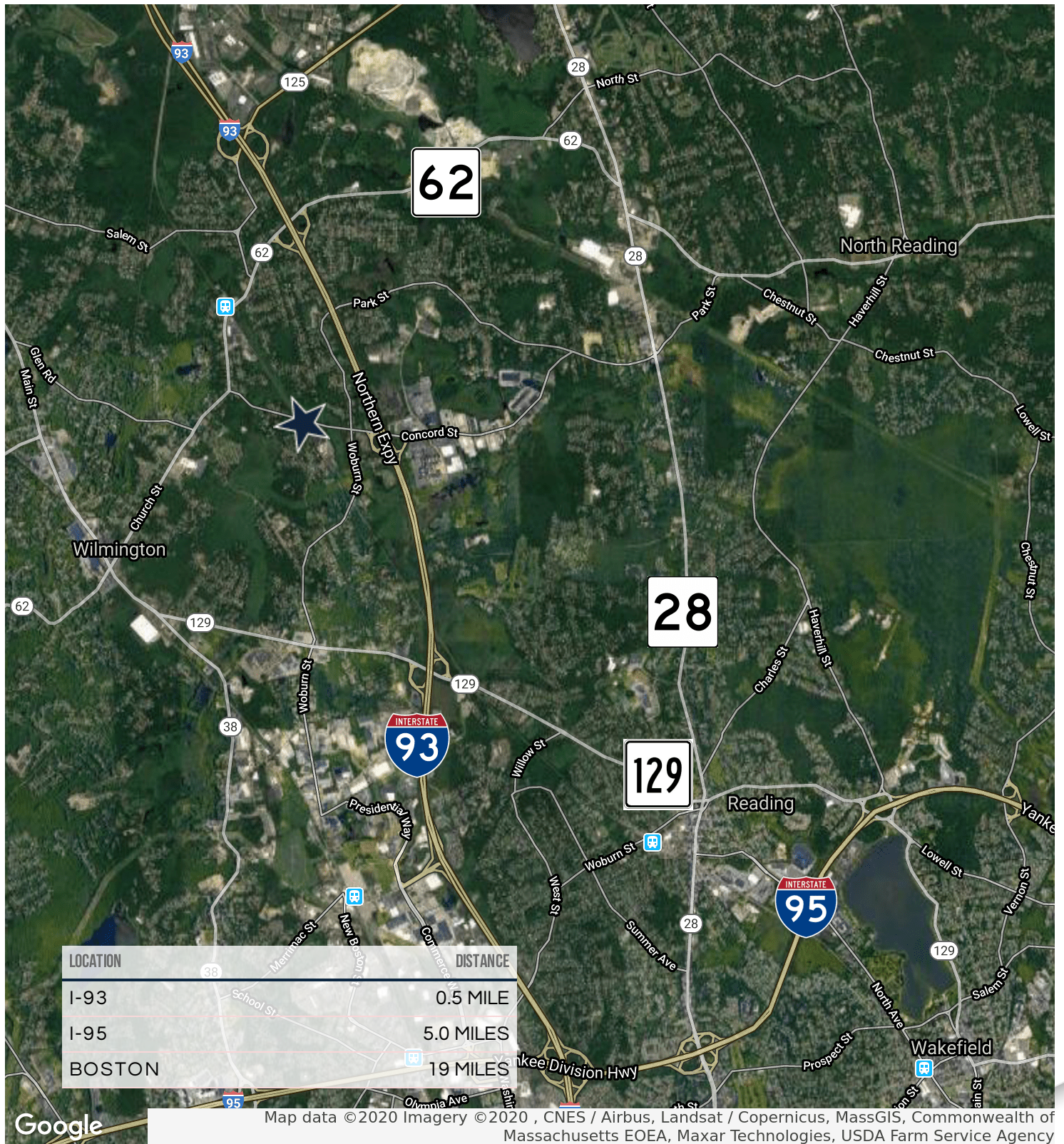
FLOOR PLAN - 2ND FLOOR



SITE PLAN



LOCATION MAPS



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