

50 HOLTON STREET

WOBURN, MA



11,700 SF

FOR SALE FREE-STANDING
INDUSTRIAL BUILDING

CONTACT:
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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

11,700 +/- SF FOR SALE ON 1.14 ACRE LOT

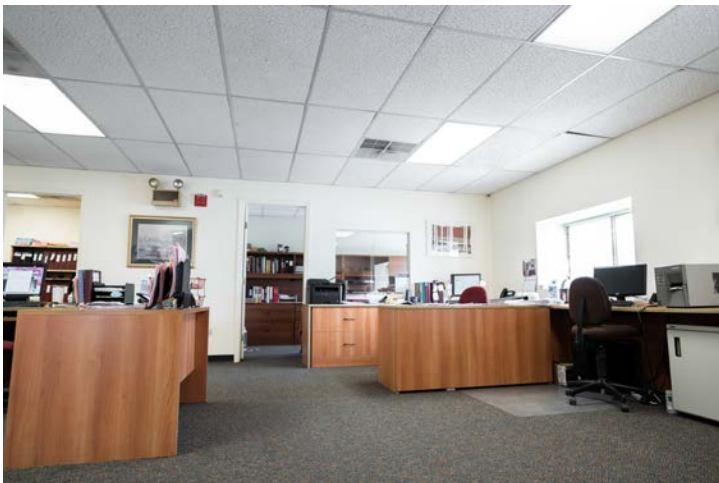
PROPERTY SPECIFICATIONS

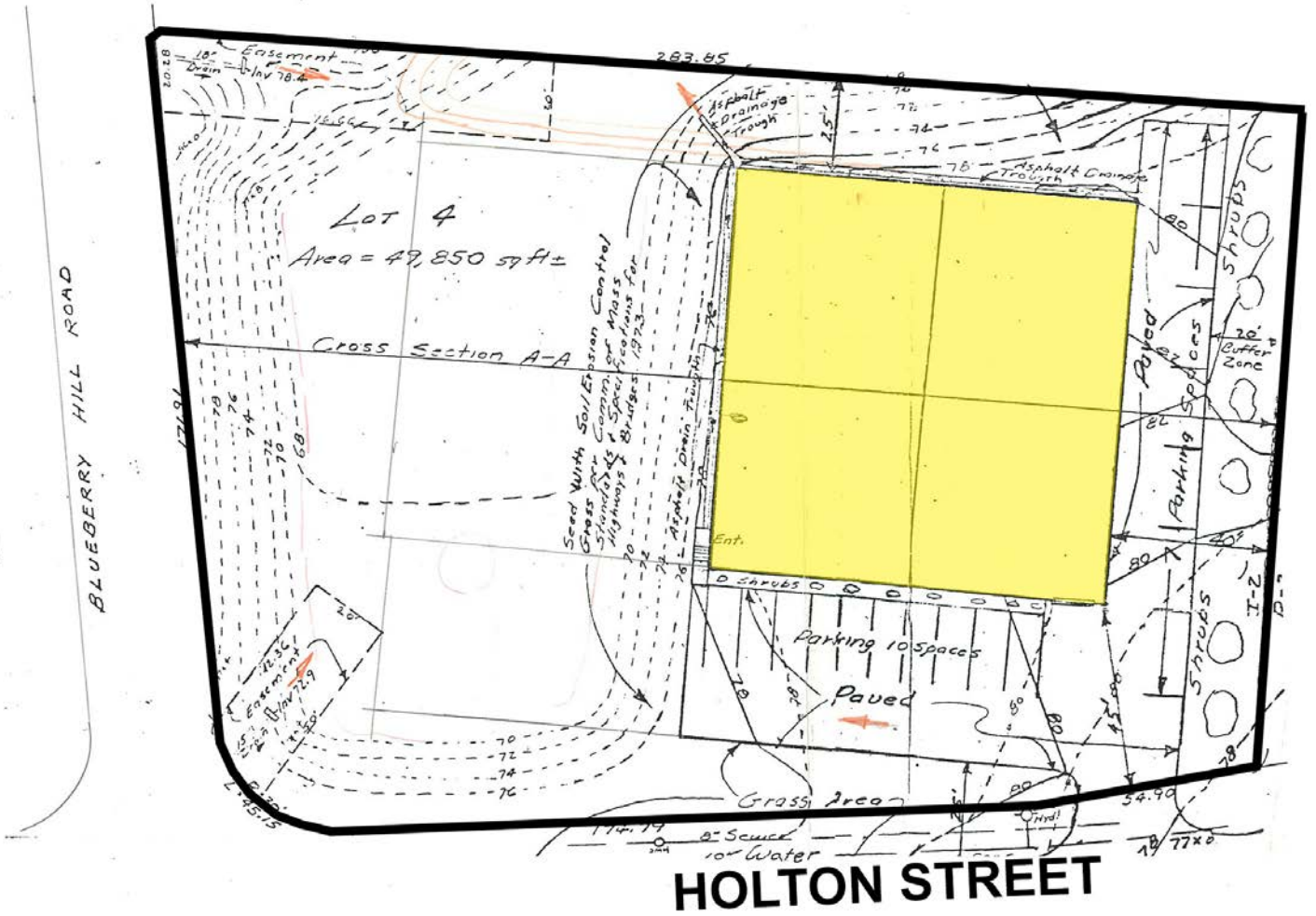
BUILDING SIZE	11,700 +/- S.F. comprised of: -1st Floor: 10,000 +/- S.F. Industrial -2nd Floor: 1,700 +/- S.F. Office
ADDITIONAL SPACE	4,800 +/- S.F. Additional 2nd level storage not included in the S.F. calculation
YEAR BUILT	1984
CONSTRUCTION	Metal Building with Steel Columns
ROOF	Metal (Original)

PROPERTY SPECIFICATIONS

CEILING HEIGHT	22'-25' in Warehouse 12'7" Below Mezzanine on First Floor
LOADING	Two (2) Loading Docks One (1) Grade-Level Door
SPRINKLERS	Wet System
HEAT	Oil
RESTROOMS	Five (5)
WATER/SEWER	City
ZONING	I-G
AVAILABILITY	End of 2021 or Sooner
RE TAXES	\$20,644.87 (FY 2021)
SALE PRICE	\$1,750,000

INTERIOR PHOTOS



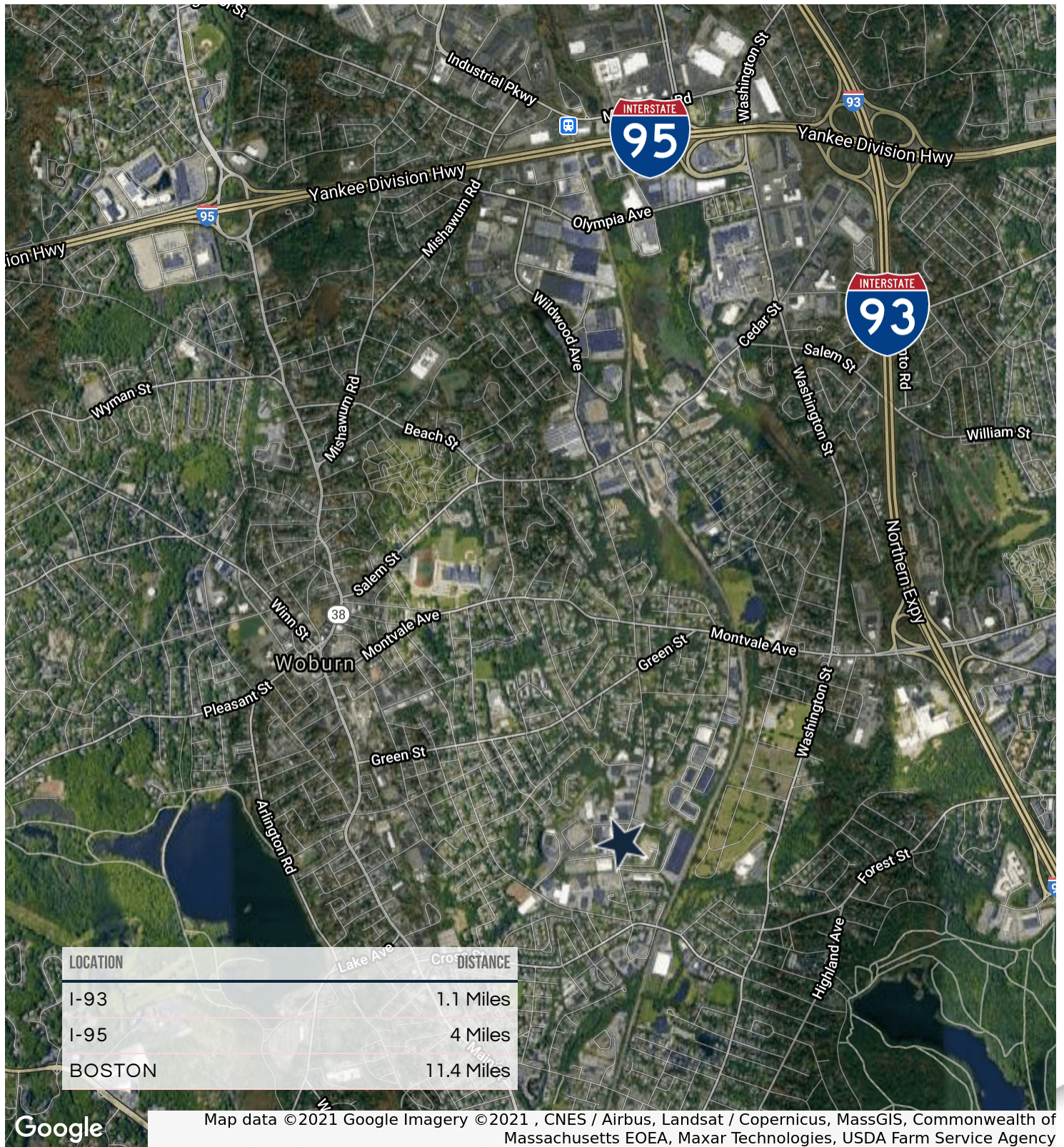


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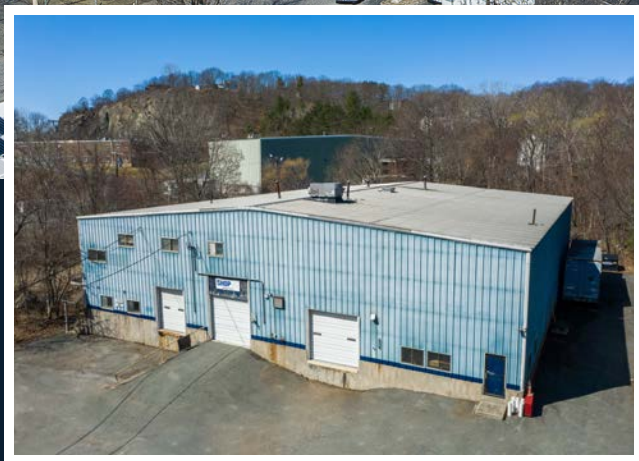
THE STUBBLEBINE COMPANY
ONE CRANBERRY HILL | LEXINGTON, MA
STUBBLEBINECOMPANY.COM

LOCATION MAP



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