

80 HOLTON STREET

WOBURN, MA



51,920 SF

INDUSTRIAL BUILDING FOR
LEASE

- 15'-21' CLEAR HEIGHT
- LOCATED CLOSE TO I-93 / 128 INTERCHANGE
- TEN (10) TAILBOARD LOADING DOCKS
- ESTABLISHED INDUSTRIAL PARK

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

51,920 SF INDUSTRIAL BUILDING FOR LEASE.

PROPERTY HIGHLIGHTS

YEAR BUILT:	1984
ZONING:	IG
CEILING HEIGHT:	15' - 21' TO BAR JOIST
COLUMN SPACING:	23' X 50'
LOADING DOCKS:	TEN (10) TAILBOARD TWO (2) DRIVE-IN
HEAT:	RADIANT HEAT/GAS- FIREMODINE HEATERS
UTILITIES:	CITY WATER/NATURAL GAS
PARKING:	40 SPACES
SPRINKLER:	WET SYSTEM
POWER:	800A/120-240V/HEAVY
DISTANCE TO BOSTON:	11.7 MILES

OFFERING SUMMARY

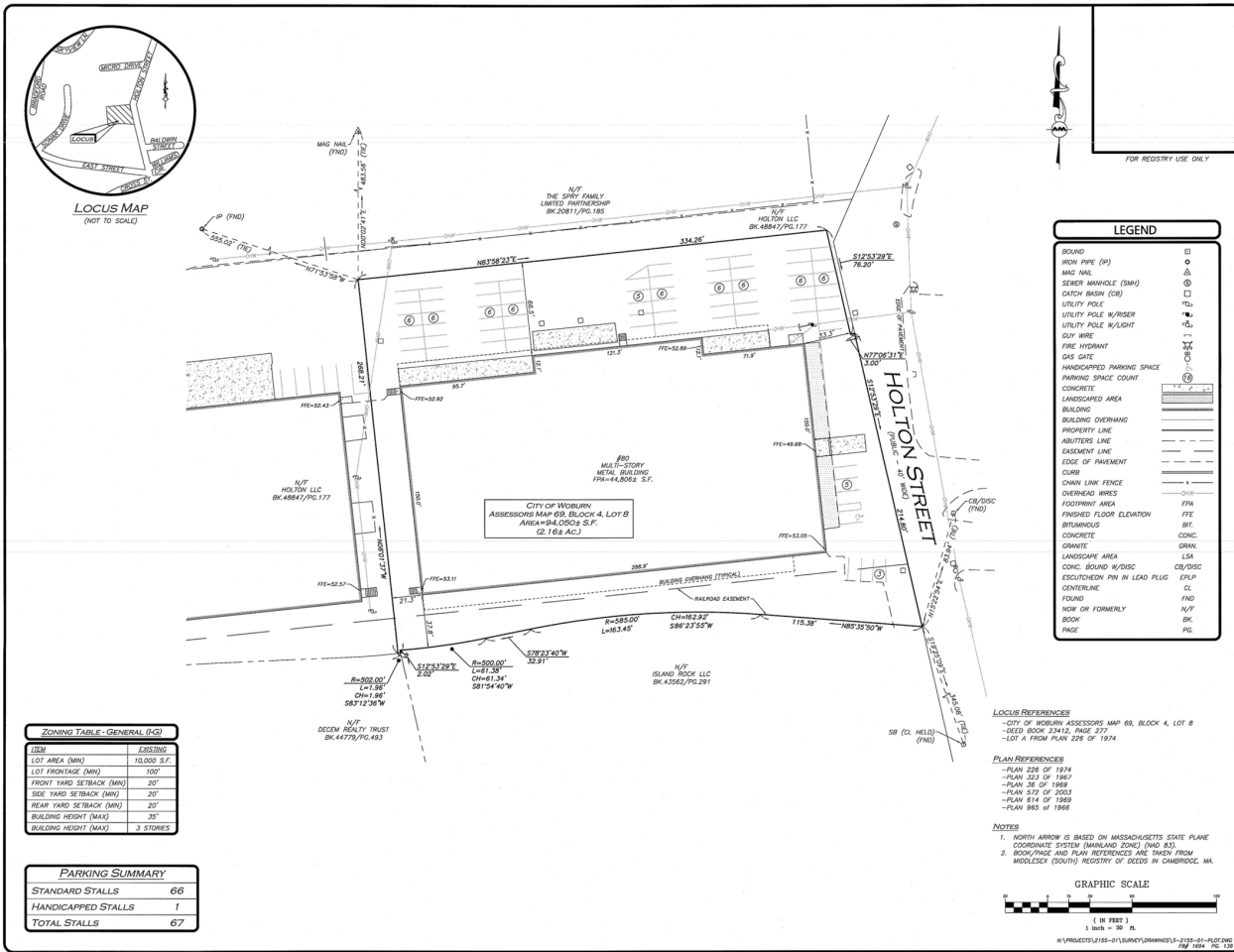
AVAILABLE SF:	51,920 SF
BUILDING SIZE:	51,920 SF
LOT SIZE:	2.16 ACRES
LEASE RATE:	MARKET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,500	36,941	132,847
TOTAL POPULATION	13,709	92,104	325,666
AVERAGE HH INCOME	\$96,294	\$106,356	\$96,467

ADDITIONAL PHOTOS



SITE PLAN



TO: BANK OF AMERICA, N.A., FIRST AMERICAN TITLE INSURANCE COMPANY, 80 HOLTON STREET LLC AND NO OTHERS.

WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY CONDUCTED BY US OR BETWEEN JULY 31, 2013 AND AUGUST 4, 2013.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DATED JANUARY 1, 1978 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STREETS OR RAILS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND RAILS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW RAILS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. CONVEYOR AND ADDRESSEE'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

ALLEN & MAJOR ASSOCIATES, INC.
1118 B. HUNTER STREET
WOBURN, MA 01897
TEL: (781) 935-4899
FAX: (781) 935-4898

THE CONNECTICUT WAREHOUSE
127 NORTH BRANFORD ROAD
BRANFORD, CT 06405

80 HOLTON STREET
WOBURN, MA

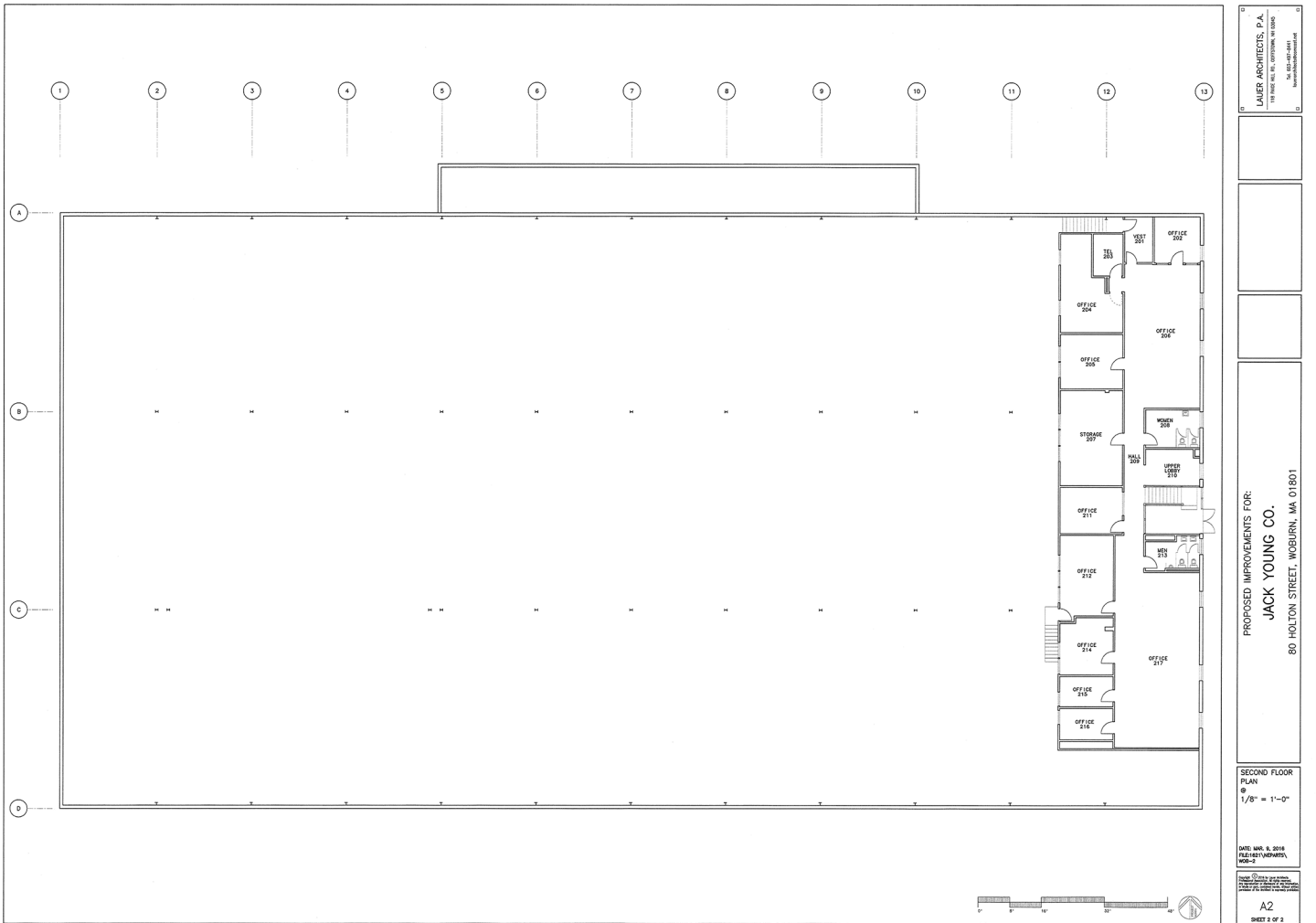
PROJECT NO. 215501 DATE 08/28/13
SCALE: 1"=30' DWS: NAME:215501-PL01
DRAWN BY: CON CHECKED BY: KAC

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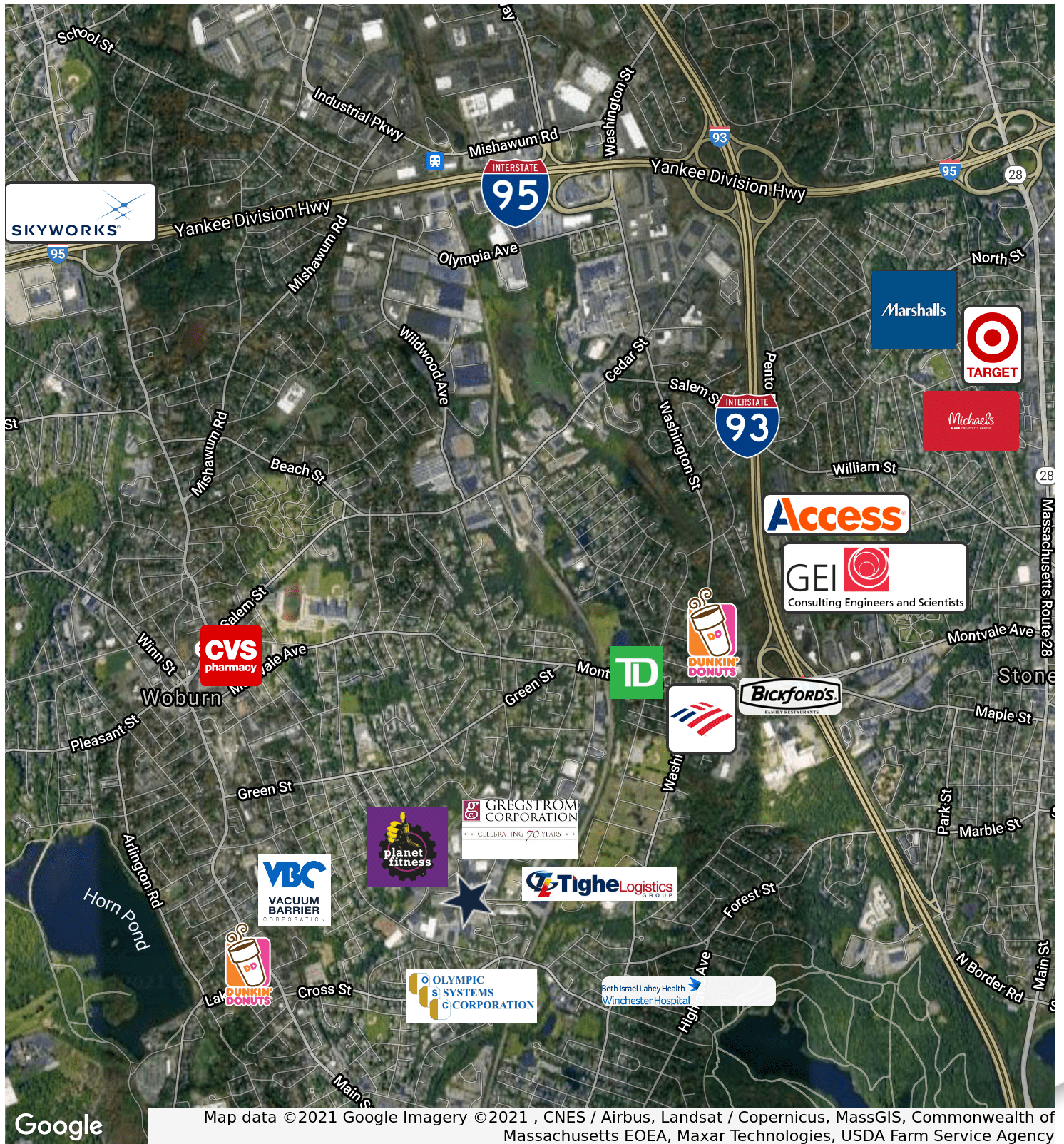
PROJECTS IN MASSACHUSETTS ARE REGISTERED WITH THE REGISTRY OF DEEDS IN CHAMBERLAIN, MA. THE DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DATED JANUARY 1, 1978 AND REVISED JANUARY 12, 1988. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DATED JANUARY 1, 1978 AND REVISED JANUARY 12, 1988. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STREETS OR RAILS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND RAILS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW RAILS ARE SHOWN. THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. CONVEYOR AND ADDRESSEE'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

DRAWING TITLE: PLAN OF LAND SHEET NO. 1

FLOOR PLAN



LOCATION MAPS



80 HOLTON STREET

WOBURN, MA



CONTACT:

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