

# 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

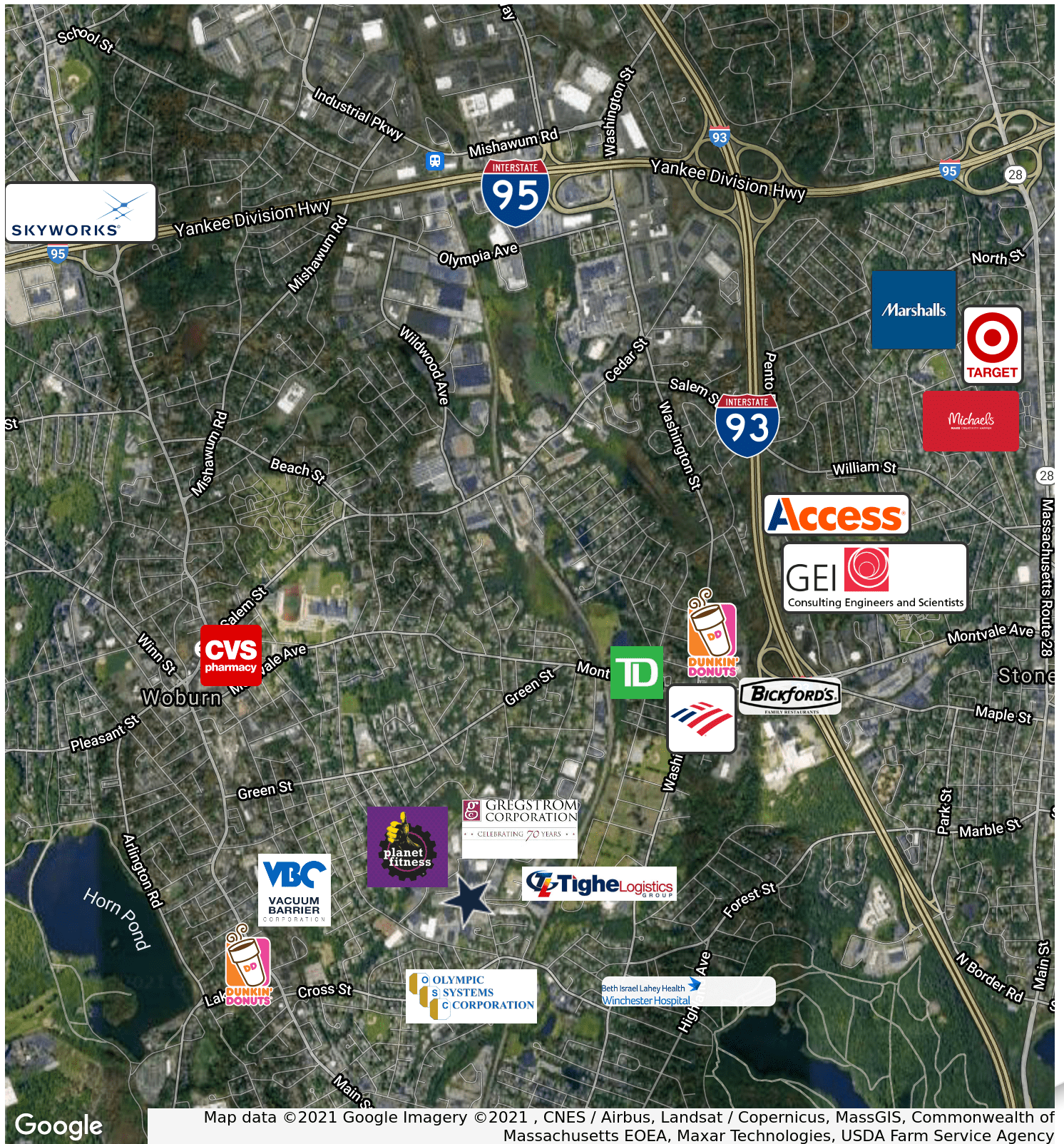
AVAILABLE SF:	51,920 SF
BUILDING SIZE:	51,920 SF
LOT SIZE:	2.16 ACRES
LEASE RATE:	MARKET

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



# LOCATION MAPS



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