

216 NEW BOSTON STREET | 225 MERRIMACK STREET
WOBBURN, MA

LOCATED CLOSE TO THE I-93/
ROUTE 128 INTERCHANGE



34,670 SF

INDUSTRIAL SPACE FOR LEASE

- 16'-30' CLEAR
- SUBDIVIDABLE
- NO COLUMNS
- 14.62 ACRE SITE

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

TWO INDUSTRIAL BUILDINGS: 76,570 SF ON 14.62 ACRES

PROPERTY HIGHLIGHTS

- 16'-30' CEILING HEIGHT
- SUBDIVIDABLE
- NO COLUMNS
- EXISTING CRANES AVAILABLE
- OFFICE/SHOWROOM AVAILABLE

OFFERING SUMMARY

TOTAL SIZE:	76,570 SF
AVAILABLE SF:	34,670 SF
LOT SIZE:	14.62 Acres
ZONING:	Industrial
LOADING:	9 Drive-In 1 Tailboard
PARKING:	63 Spaces
RENTAL RATE:	Market
AVAILABILITY:	05/01/2022

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	30,876	75,535	337,502
TOTAL POPULATION	79,802	196,273	921,253
AVERAGE HH INCOME	\$139,224	\$141,013	\$133,136

AERIAL MAP - 14.68 ACRES



Google

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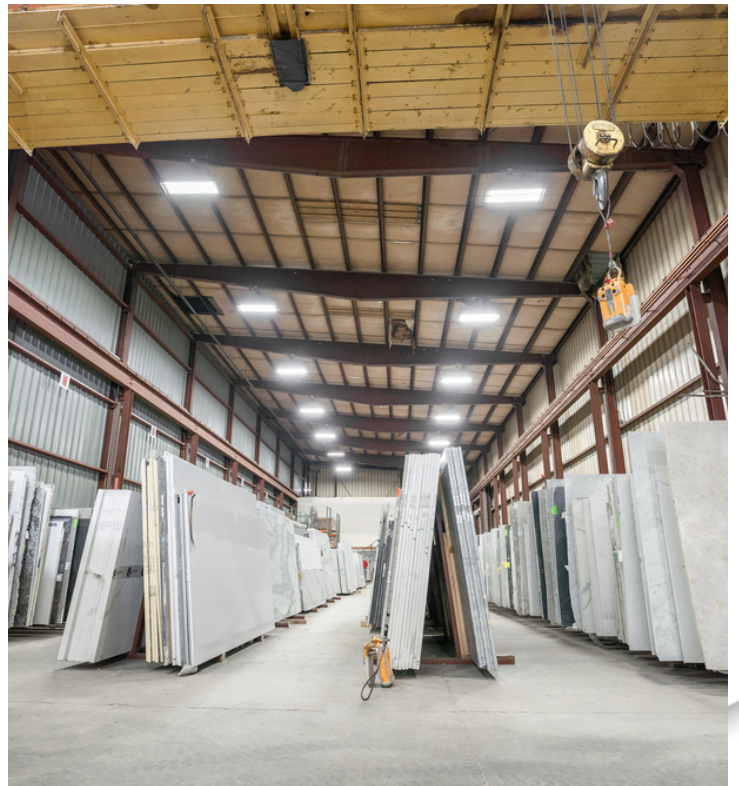
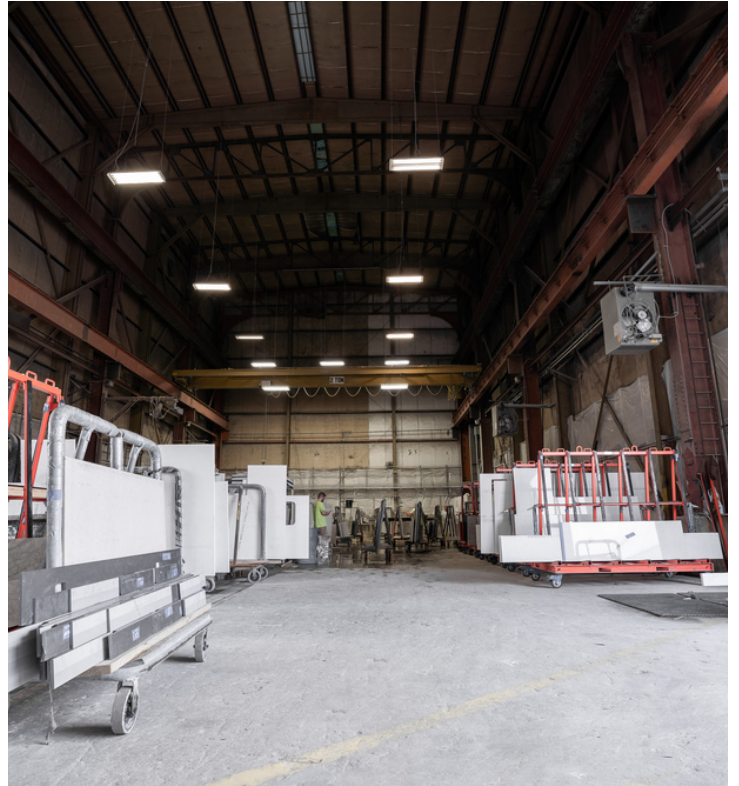
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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RETAILER MAP

