

76 HOLTON STREET

WOBURN, MA



76,055 SF

HIGH-BAY INDUSTRIAL
BUILDING FOR LEASE

- 28'-29'7" CLEAR HEIGHT
- 19 DOCKS, 1 DRIVE-IN
- 1.8 MILES TO I-93

CONTACT:

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EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

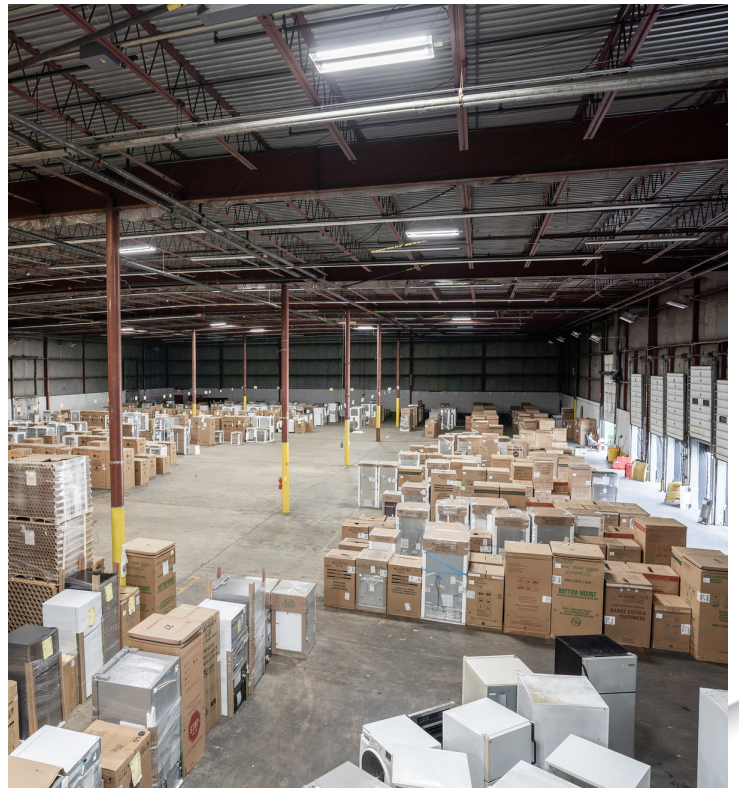
PROPERTY SUMMARY



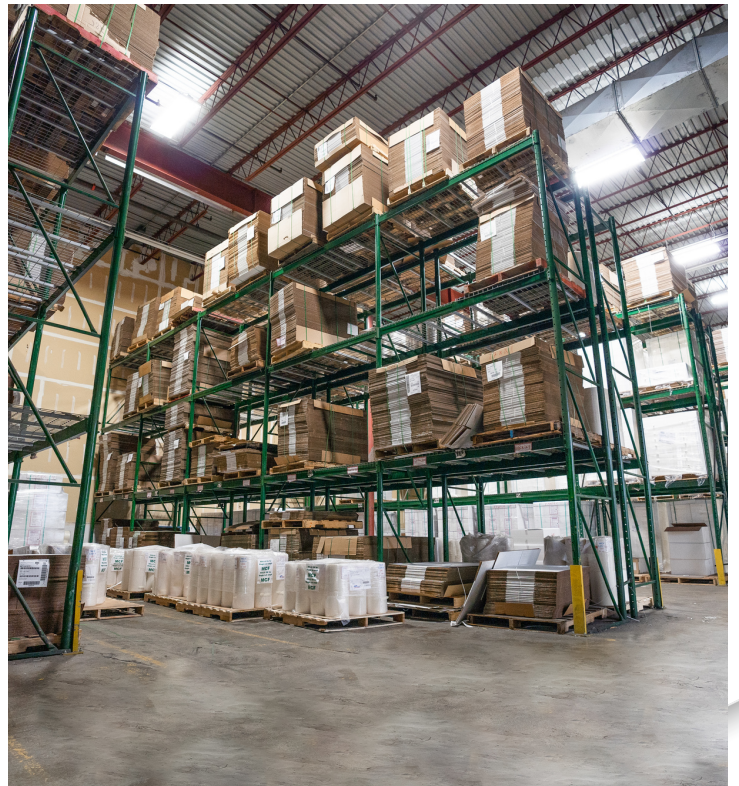
BUILDING SPECIFICATIONS

BUILDING SIZE	76,055 SF	CONSTRUCTION	STEEL FRAME WITH INSULATED METAL PANELS
OFFICE SIZE	5,350 SF	LEASE RATE	MARKET
SUBDIVIDABLE	A: 55,680 SF B: 20,375 SF	AVAILABILITY	04/01/2022
LAND SIZE	3 ACRES		
ZONING	INDUSTRIAL		
CEILING HEIGHT	28'-29'7" CLEAR		
COLUMN SPACING	48' X 39'		
LOADING	19 LOADING DOCKS (7 WITH LEVELERS) 1 GRADE LEVEL ROLL-UP DOOR		
SPRINKLERS	100%		
HEAT	GAS		
SEWER/WATER	TOWN		
BUILT	1979		

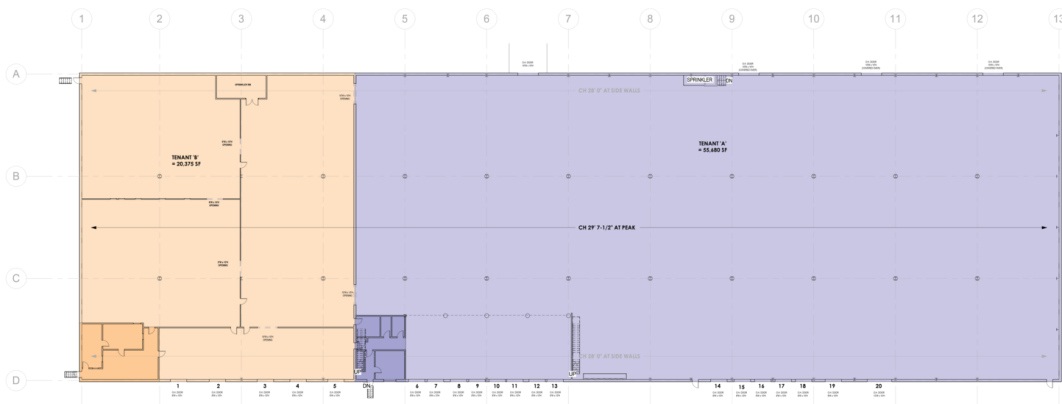
ADDITIONAL PHOTOS



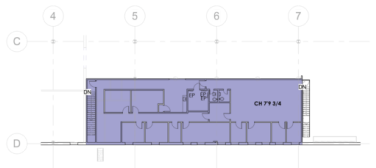
ADDITIONAL PHOTOS



FLOOR PLAN



01 LEVEL 1 EXISTING
1" = 20'-0"



02 LEVEL 2 EXISTING
1" = 20'-0"

TENANT A OVERALL	55,480 SF
TENANT V OVERALL	20,376 SF

	FIRST FLOOR	SECOND FLOOR	TOTAL
TENANT V OFFICE	1,109 SF	N/A	1,109 SF
TENANT A OFFICE	812 SF	3,427 SF	4,241 SF
TENANT V WAREHOUSE	19,264 SF	N/A	19,264 SF

ARCHITECTURE + DESIGN

Woburn, MA 01921
617.955.6222
mka@stubblebinedesign.com
www.stubblebinedesign.com

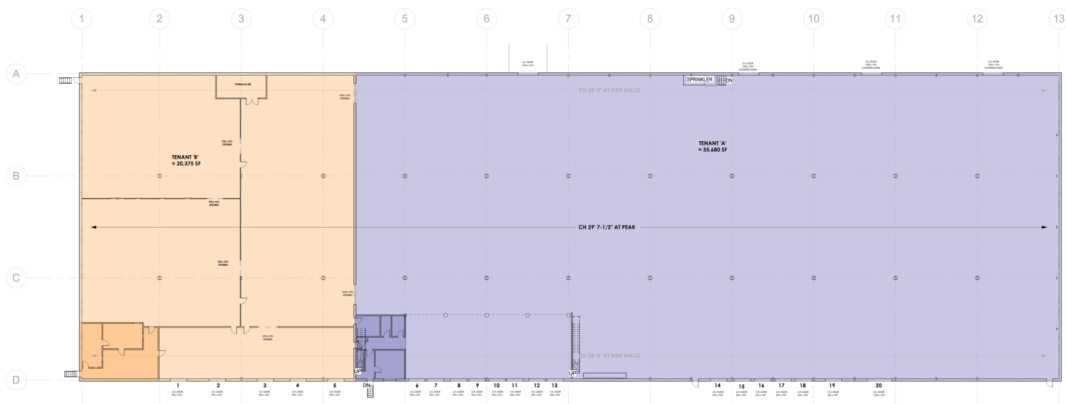
No.	Description	Date

EXISTING
CONDITIONS

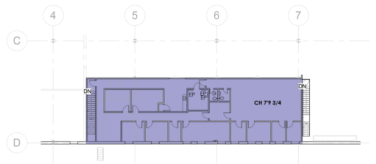
76 Holton St., Woburn, MA 01801

EXISTING PLANS

Project Number: #21522.23



01 LEVEL 1 EXISTING
1" = 20'-0"



02 LEVEL 2 EXISTING
1" = 20'-0"

TENANT A OVERALL	55,480 SF
TENANT V OVERALL	26,375 SF

	FIRST FLOOR	SECOND FLOOR	TOTAL
TENANT V OFFICE	1,109 SF	N/A	1,109 SF
TENANT A OFFICE	832 SF	3,427 SF	4,261 SF
TENANT V WAREHOUSE	19,264 SF	N/A	19,264 SF

ARCHITECTURE + DESIGN

Boston, MA 01921
617.954.4222
mka@stobredesign.com
www.stobredesign.com

No.	Description	Date

EXISTING
CONDITIONS

76 Holton St., Woburn, MA 01801

EXISTING PLANS

Project Number: #21522.23

LOCATION MAP

