

# 5 WALTHAM STREET

WILMINGTON, MA



## 35,489 SF

HIGH-BAY WAREHOUSE SPACE  
AVAILABLE



- 29' CLEAR
- CROSSDOCK LOADING: SEVEN (7) TAILBOARD DOCKS
- NEW LED LIGHTS

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

35,489 SF HIGH-BAY WAREHOUSE SPACE AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

- LOCATED JUST OFF ROUTE 62, ONE MILE FROM I-93
- 7 TAILBOARD LOADING DOCKS AND 1 DRIVE-IN DOOR (CROSS DOCK LOADING)
- LARGE PAVED OUTSIDE STORAGE AREA
- ROOF: RUBBER (2003)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,119	12,648	44,028
TOTAL POPULATION	3,338	37,836	125,246
AVERAGE HH INCOME	\$105,547	\$109,088	\$109,826

### PROPERTY SPECIFICATIONS

TOTAL SIZE	84,178 SF
AVAILABLE	35,489 SF
LAND AREA	5.8 ACRES
ZONING	INDUSTRIAL
HVAC	100% IN OFFICE (FORCED AIR/OIL), FORCED HOT WATER IN WAREHOUSE
SPRINKLERS	WET SYSTEM
ELEVATOR	ONE (1) PASSENGER
LIGHTING	NEW LED LIGHTS WILL BE INSTALLED Q2 2022
ELECTRIC	2,000 AMP/208V, 3 PHASE, 4 WIRE
COLUMN SPACING	25' X 30'
WATER/SEWER	MUNICIPAL / SEPTIC SYSTEM

FLOOR PLAN





LOCATION MAPS

BROKER CONTACT	PHONE NUMBER
JAMES STUBBLEBINE	617-592-3388
DAVID STUBBLEBINE	617-592-3391
AARON SMITH	978-654-0432

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