



5 WALTHAM STREET

WILMINGTON, MA

35,489 SF | 29' CLEAR WAREHOUSE SPACE AVAILABLE

- 29' Clear Height
- Crossdock Loading: Seven (7) Tailboard Docks
- New LED Lights



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

35,489 SF 29' CLEAR, HIGH-BAY WAREHOUSE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- LOCATED JUST OFF ROUTE 62, ONE MILE FROM I-93
- 7 TAILBOARD LOADING DOCKS AND 1 DRIVE-IN
- LARGE PAVED OUTSIDE STORAGE AREA

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,313	49,365	245,846
Total Population	42,554	132,655	639,661
Average HH Income	\$140,363	\$141,971	\$131,624

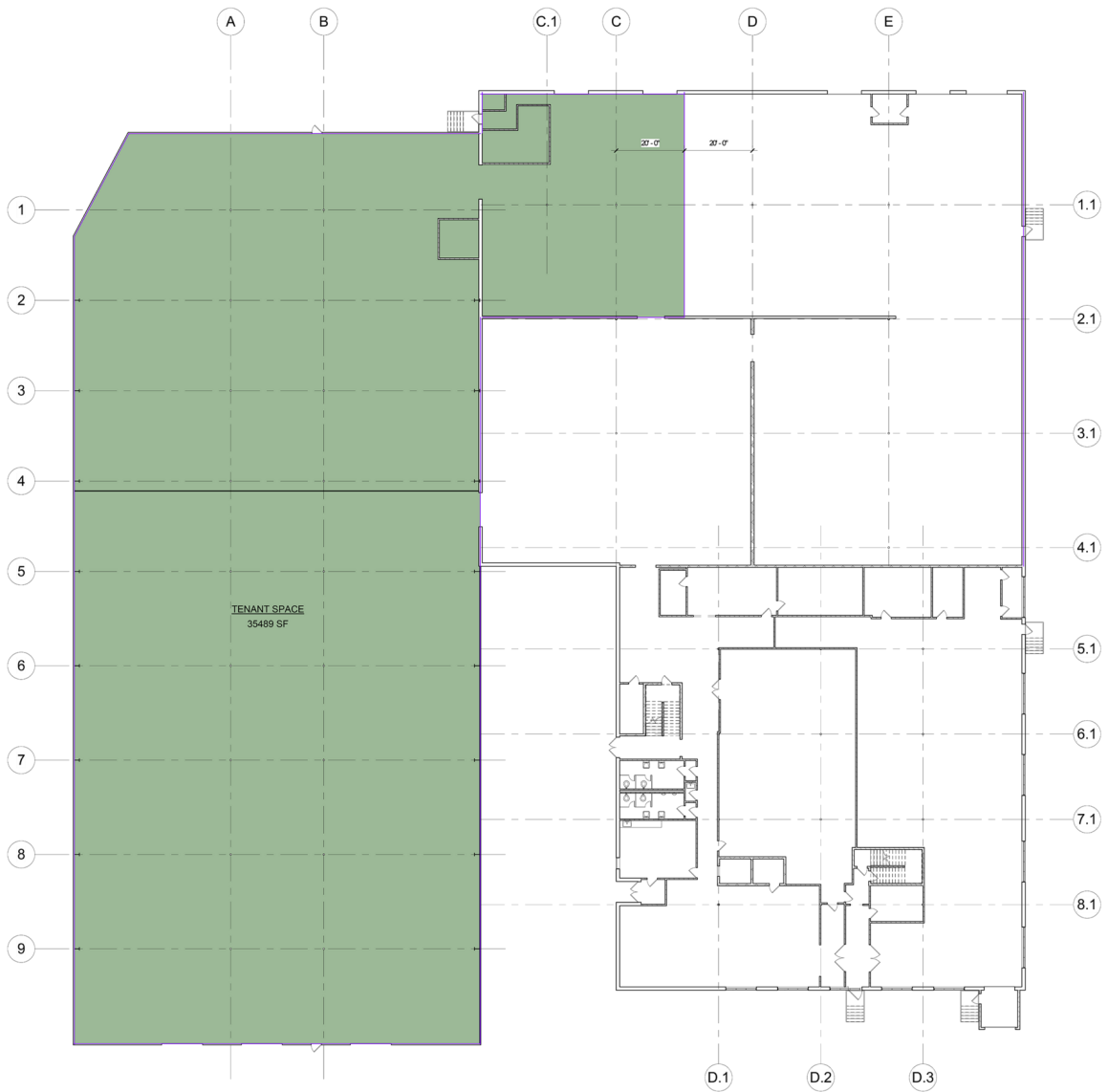
PROPERTY SPECIFICATIONS

TOTAL SIZE:	84,178 SF
AVAILABLE:	35,489 SF
CEILING HEIGHT:	29' Clear
LAND AREA:	5.8 AC
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
ELECTRIC:	2,000 AMP/208V, 3-PHASE, 4 WIRE
COLUMN SPACING:	25' X 30'
WATER/SEWER:	MUNICIPAL/SEPTIC SYSTEM

ADDITIONAL PHOTOS

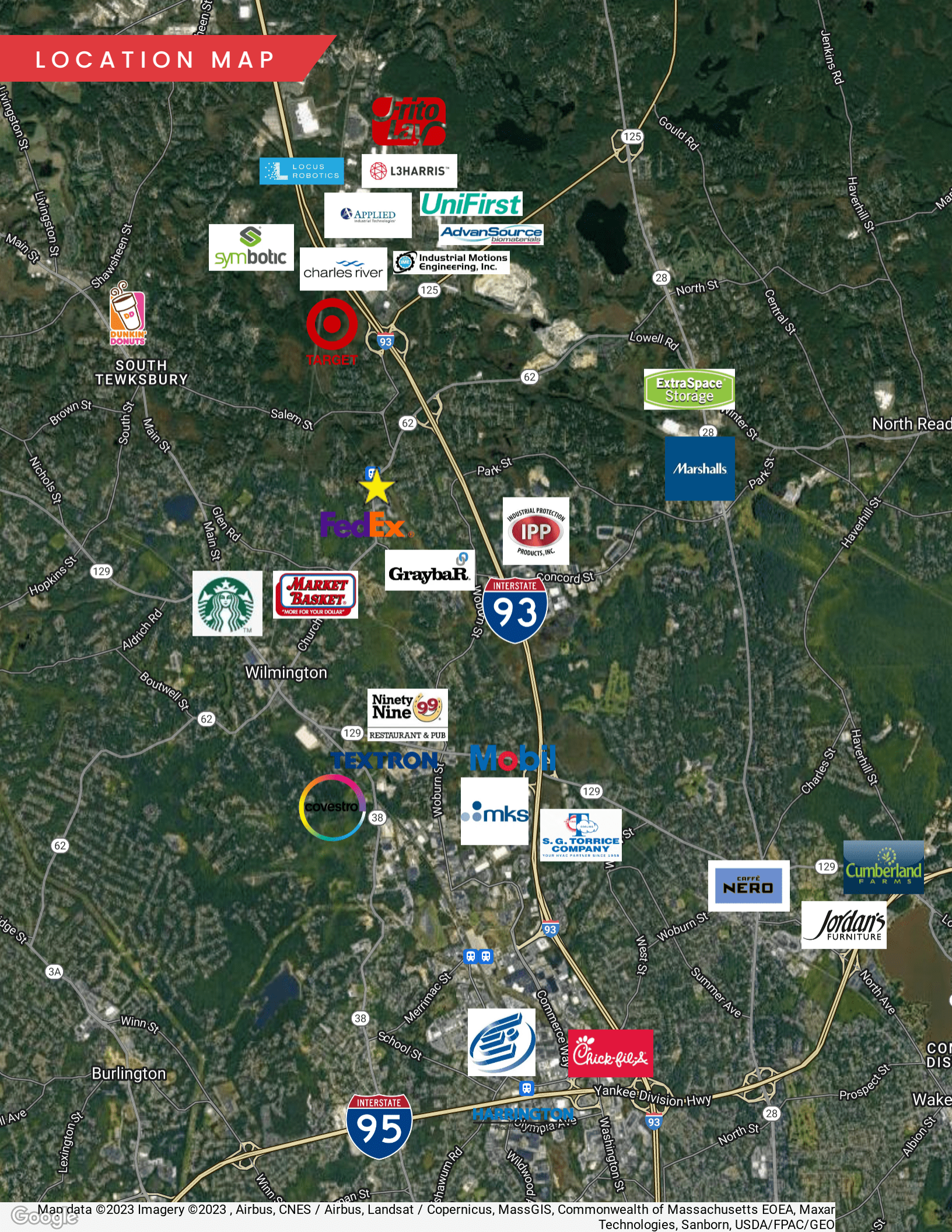


FLOOR PLAN



1 01 FIRST FLOOR
A2 1/16" = 1'-0"

LOCATION MAP



SOUTH TEWKSBURY



Burlington



5 WALTHAM STREET

WILMINGTON, MA

35,489 SF | 29' CLEAR WAREHOUSE SPACE AVAILABLE

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

AARON SMITH

978.654.0432

asmith@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL