

223 NEW BOSTON

WOBURN, MA



**FREE STANDING INDUSTRIAL
BUILDING ON 1 ACRE**



7,302 SF

FREE STANDING INDUSTRIAL
BUILDING ON 1 ACRE FOR
LEASE

- LOCATED CLOSE TO THE
93/128 INTERCHANGE
- SIGNIFICANT OUTSIDE
STORAGE CAPACITY

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- * LOCATED CLOSE TO ROUTE 93/128 INTERCHANGE
- * PROXIMITY TO NUMEROUS AMENITIES
- * SIGNIFICANT OUTSIDE STORAGE

ALLOWED USES

- Light or Heavy Manufacturing
- Warehouse
- Research and Testing Laboratory
- Distribution Center
- Wholesale Establishment
- Automobile Repair or Sales
- Accessory Outdoor Storage

OFFERING SUMMARY

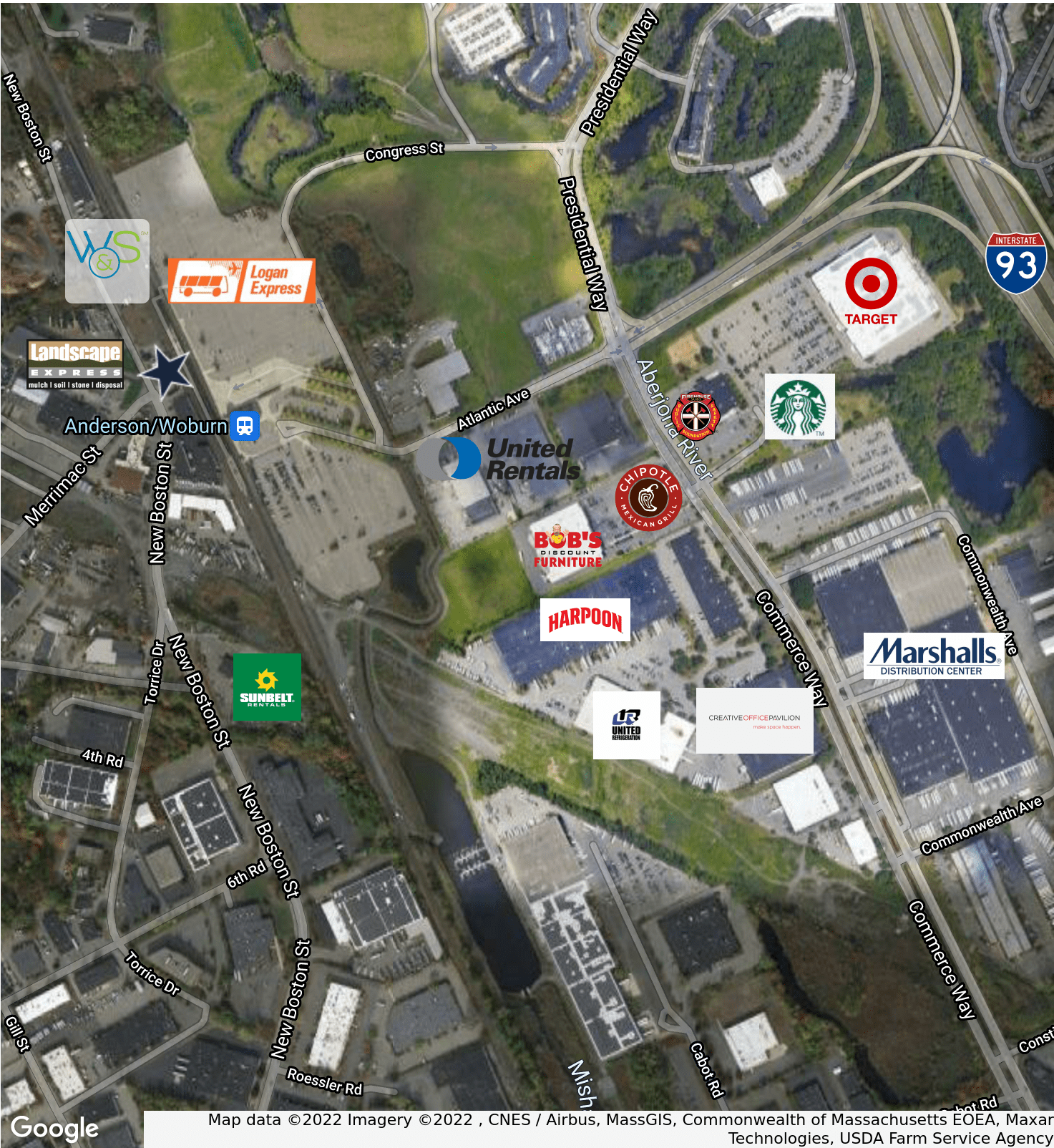
BUILDING SIZE:	7,302 SF
AVAILABLE SF:	7,302 SF
LOT SIZE:	0.97 Acres
YEAR BUILT:	1989
LOADING:	Two (2) Drive-in
PARKING:	Ten (10) Spaces
CEILING HEIGHT:	18'
RE TAXES:	\$2.85/SF (2021)
LEASE RATE:	Market Rate

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	25,636	72,069
TOTAL POPULATION	68,422	187,466
AVERAGE HH INCOME	\$98,353	\$102,708

ADDITIONAL PHOTOS



LOCATION MAP



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CONTACT:

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