

# 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

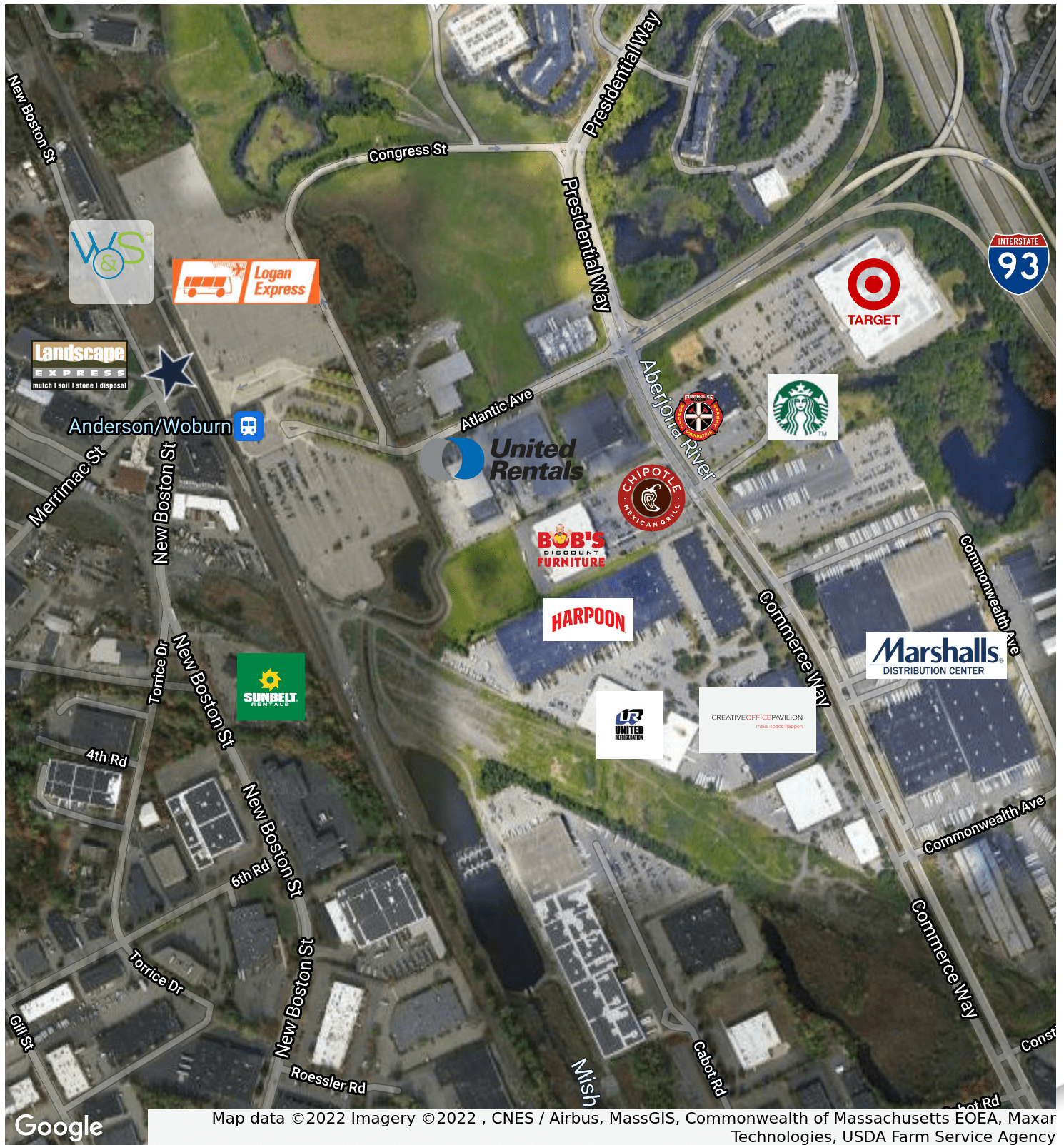
BUILDING SIZE:	7,302 SF
AVAILABLE SF:	7,302 SF
LOT SIZE:	0.97 Acres
YEAR BUILT:	1989
LOADING:	Two (2) Drive-in
PARKING:	Ten (10) Spaces
CEILING HEIGHT:	18'
RE TAXES:	\$2.85/SF (2021)
LEASE RATE:	Market Rate

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



# 223 NEW BOSTON

WOBURN, MA



**CONTACT:**

DAVID STUBBLEBINE  
JAMES STUBBLEBINE  
AARON SMITH  
DANNY CRUZ

617.592.3391  
617.592.3388  
978.654.0432  
978.305.0473

DAVID@STUBBLEBINECOMPANY.COM  
JAMES@STUBBLEBINECOMPANY.COM  
ASMITH@STUBBLEBINECOMPANY.COM  
DANNY@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL