

Route 93

Route 128/95

New Boston St

Merrimack St.

Anderson T Station
and Logan Express

210 NEW BOSTON ST

WOBURN, MA

FOR SALE | 24,000 SF ON 2.09 AC

- Situated 1 Mile from the Route 128/Route 93 Interchange
- 100% Paved Lot
- Free standing single story industrial building for sale



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



SPECIFICATONS

Ceiling Height:	12' and 20'-24' +/- clear
Loading:	Three (3) loading docks Two (2) drive-in doors
Electric:	600 amps; 600 volt; 3 phase, 4 wire, and 400 amps
Utilities:	City water/sewer, keyspan gas, National Grid electric
Cranes:	Two (2) 2-ton cranes One (1) ton crane
Zoning:	(I-P) Industrial Park
Outside Storage:	Lot is 100% paved

OFFERING SUMMARY

Lot Size:	2.09 Acres
Building Size:	24,000 SF
Sale Price:	\$7,650,000

DEMOGRAPHICS	3 MILES	5 MILES
Total Households	30,964	77,362
Total Population	78,033	196,752
Average HH Income	\$124,762	\$137,042

DEMOGRAPHICS	25 MILES	50 MILES
Total Households	1,518,640	2,663,633
Total Population	3,752,433	6,564,274
Average HH Income	\$121,865	\$113,065

ZONING



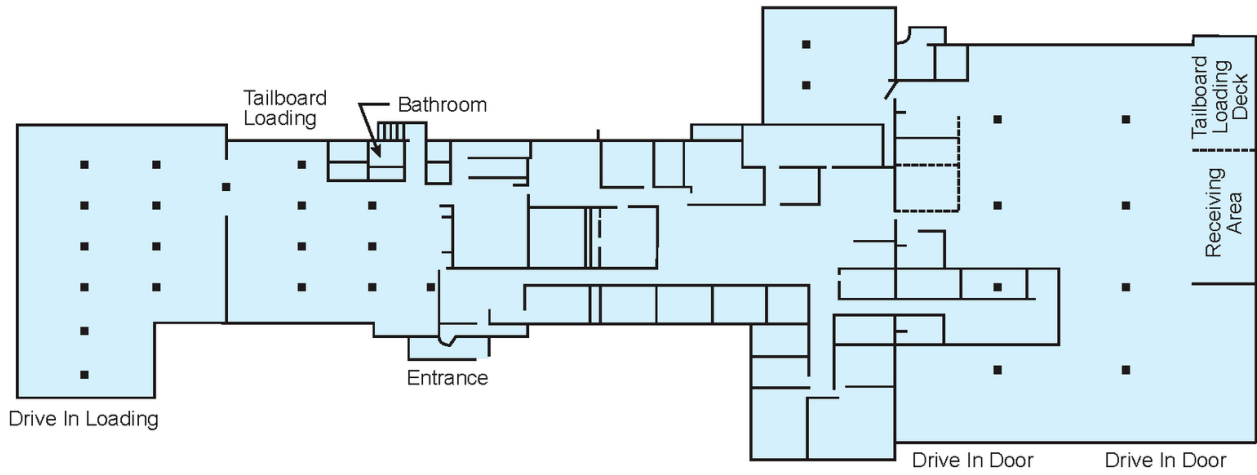
BY RIGHT:

- Manufacturing (under 15,000 SF)
- Research/Testing Laboratory
- Trailer/Boat Storage
- Printing/Publishing
- Biomedical Facility
- Construction Trailer Storage
- Parking and Loading Facility

BY SPECIAL PERMIT:

- Manufacturing (over 15,000 SF)
- Wholesale
- Distribution
- Warehouse
- Outside Storage of Building Materials
- Automobile Repair Garage
- Vehicle/Truck/Trailer Rental or Sale
- Commercial/Semi Trailer Storage

210 New Boston St



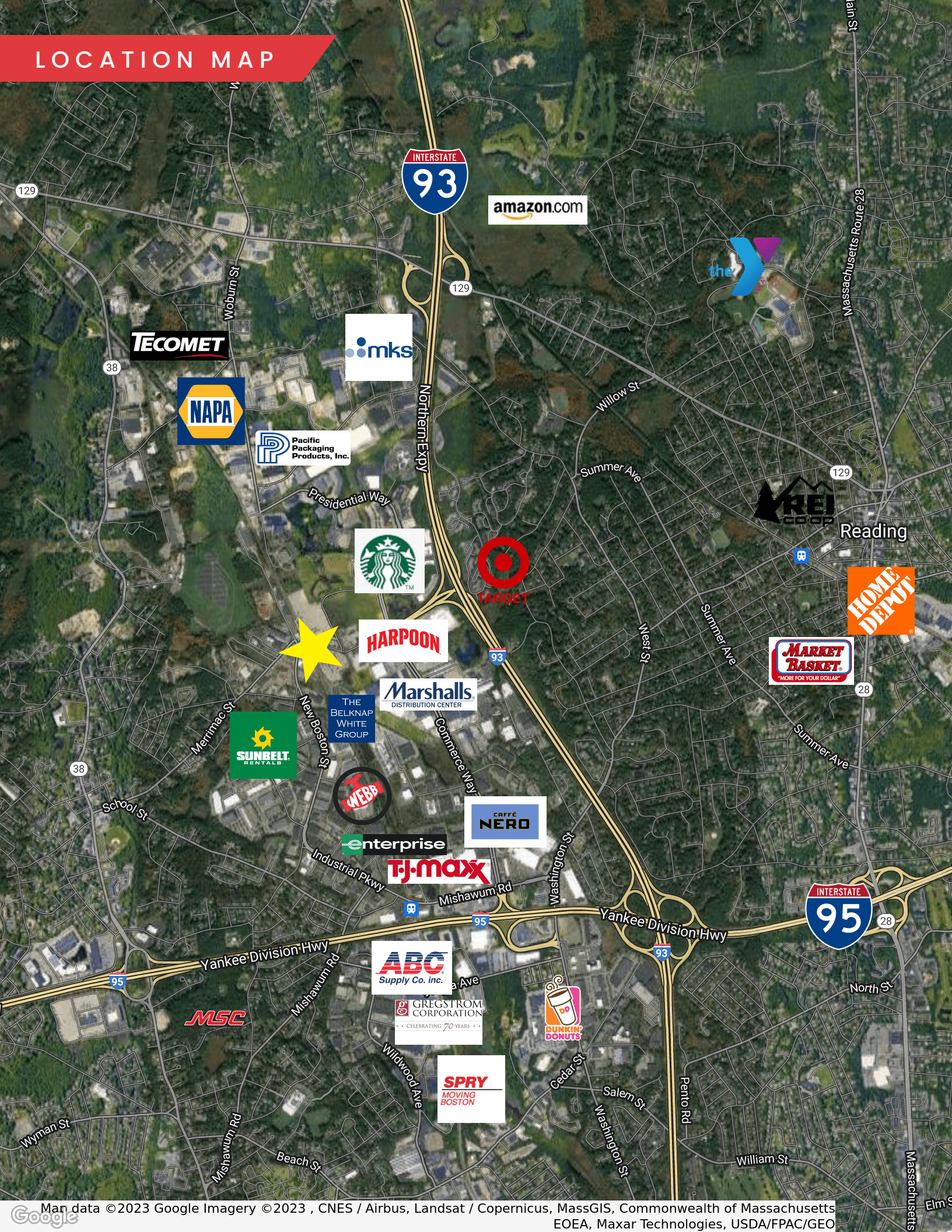
print to scale

Merrimac Street

ADDITIONAL PHOTOS



LOCATION MAP



210 NEW BOSTON ST WOBURN, MA

FOR SALE | 24,000 SF ON 2.09 AC

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