



# 64 HOLTON STREET

**WOBURN, MA**

**FOR LEASE | 52,340 SF INDUSTRIAL BUILDING**

- Located 1.5 Miles from I-93 and 2.5 Miles from I-95
- Well maintained 17'-19' clear free standing building
- Subdividable to 25,000 SF



**THE  
STUBBLEBINE  
COMPANY**

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### PROPERTY DESCRIPTION

Strategically located close to the intersection of I-93 and I-95, 64 Holton Street, Woburn, MA is an attractive, free-standing 52,340 SF industrial/flex building situated on 2.997 acres of land.

DEMOGRAPHICS	5 MILES	10 MILES
Total Households	36,747	127,708
Total Population	91,675	314,553
Average HH Income	\$105,626	\$96,805

### PROPERTY SPECIFICATIONS

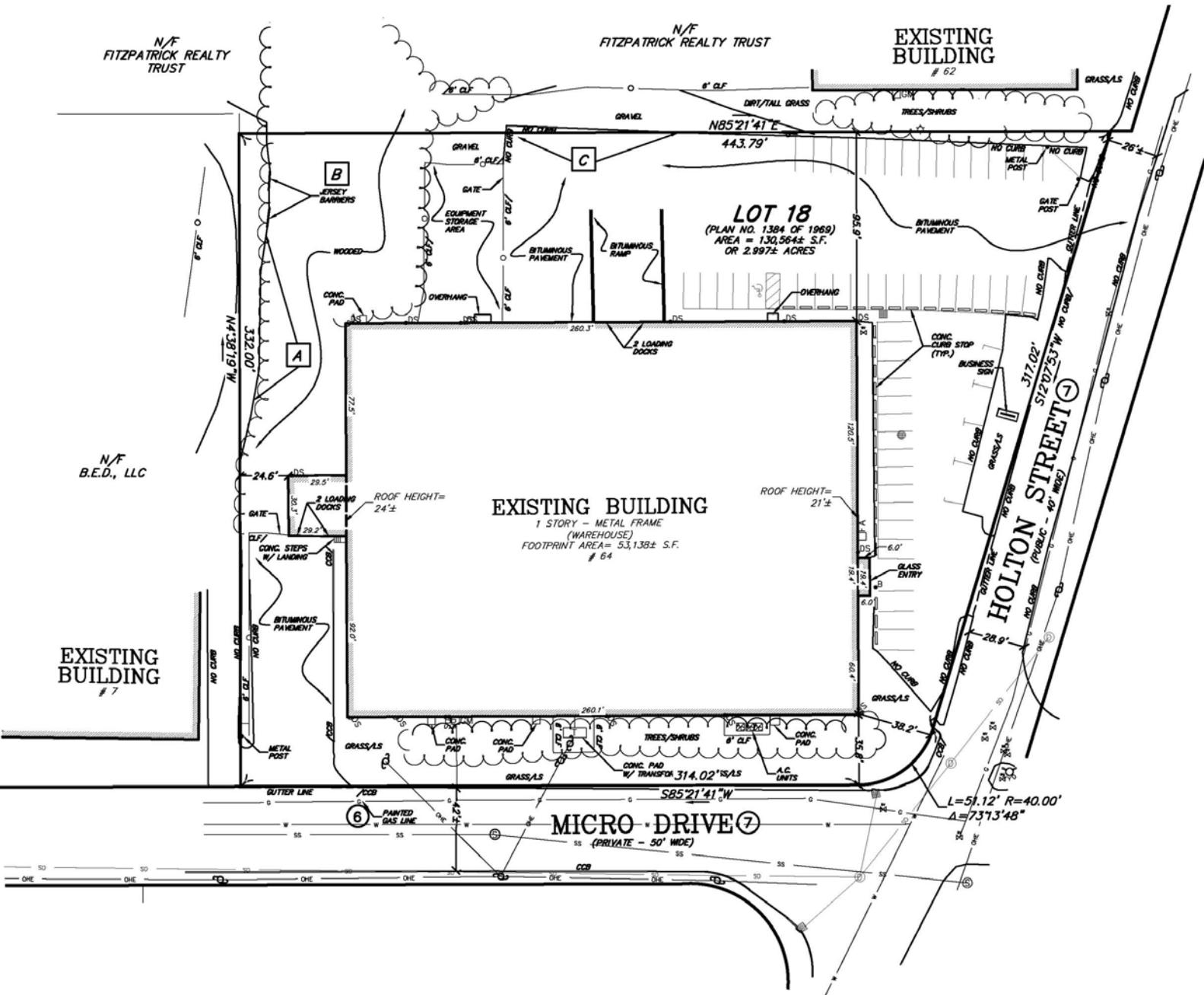
BUILDING SIZE:	52,340 SF (6,400 SF of Office) Subdividable to 25,000 SF
LAND AREA:	2.997 AC
ROOF:	Rubber Membrane
CEILING HEIGHT:	17'-19' under the bar joists
BAY SPACING:	40' x 50'
LIGHTING:	Energy Efficient Lighting
POWER:	2,000 A   277/480 V   3P 4W
UTILITIES:	City Water & Sewer, Natural Gas
HVAC:	Gas units: AC in the office and heat in the warehouse
LOADING:	Four (4) Tailboard Docks: Three 8'x10', One 10'x12'
SPRINKLERS:	Wet System
RENTAL RATE:	Market
AVAILABLE:	2/1/2025

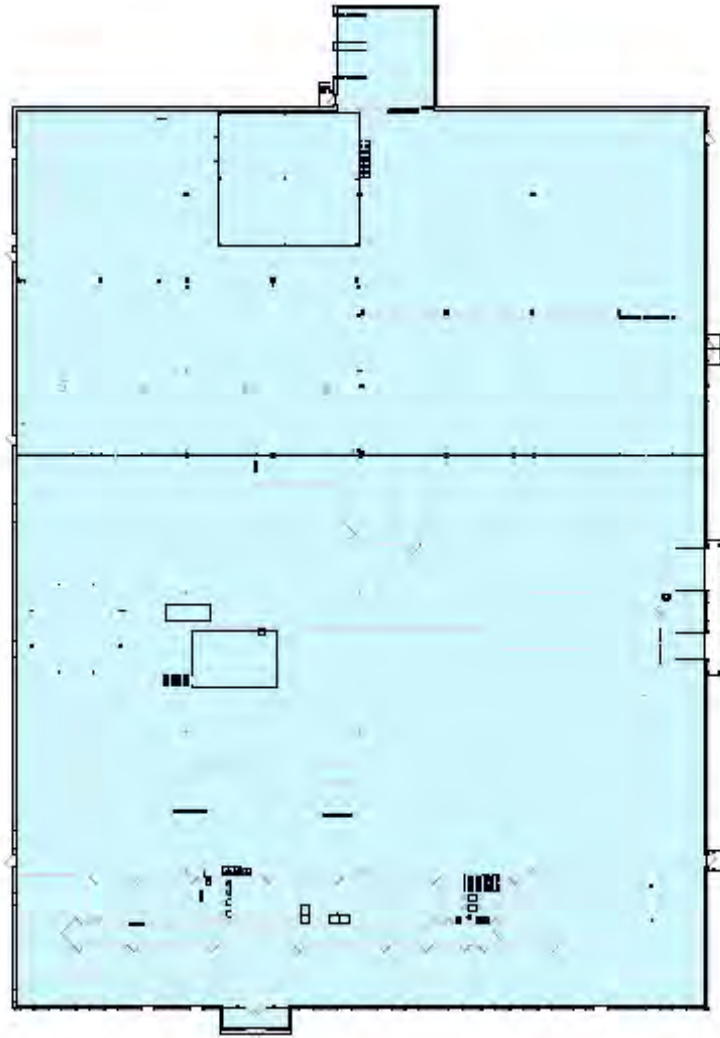
ADDITIONAL PHOTOS





# SITE PLAN

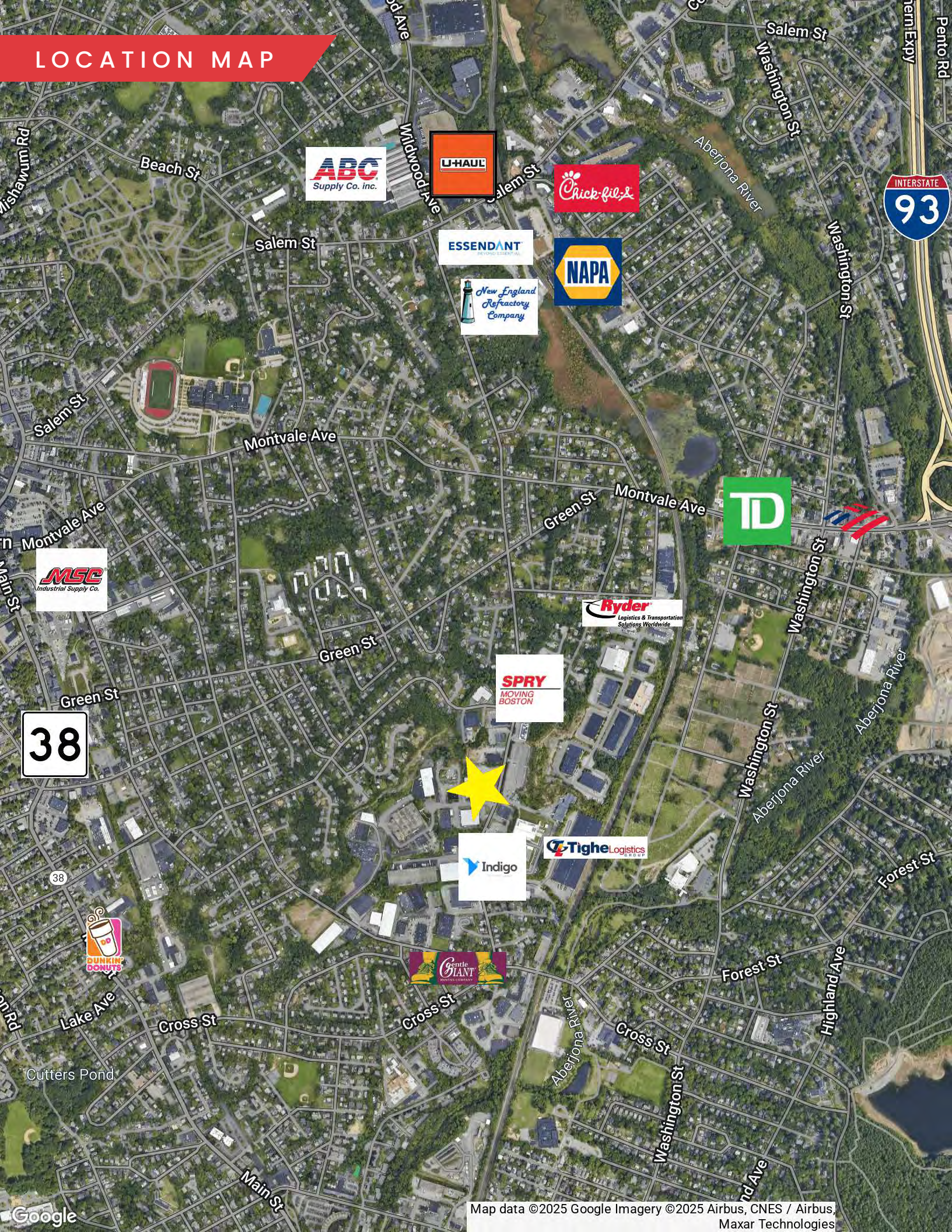




FLOOR PLAN

52,340 SF

# LOCATION MAP



# 64 HOLTON STREET

WOBURN, MA

52,340 SF | INDUSTRIAL BUILDING ON 3 ACRES

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