# 180 New Boston Street

100% LEASED TO AMAZON ROBOTICS

HYPER-INFILL INDUSTRIAL INVESTMENT



### THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer for sale 180 New Boston Street (the "Property") located in Woburn, Massachusetts. The Property offers a total of 66,219 square feet and is currently 100% leased for 3 years to Amazon Robotics with 5% annual base rent increases.

180 New Boston Street is located in Boston's Route 128 North market, one of the lowest vacancy and most supply constrained markets in the country. The Property is located in a wellestablished industrial cluster, less than one mile from the intersection of I-95 and I-93, providing unparalleled highway access and just 15 minutes from downtown Boston.

Given its superior location and market leading building specifications, 180 New Boston Street is well-positioned to cater to tenants looking for premier industrial space with proximity to Boston. The Property features ample loading, optimal clear heights, and minimal office space.



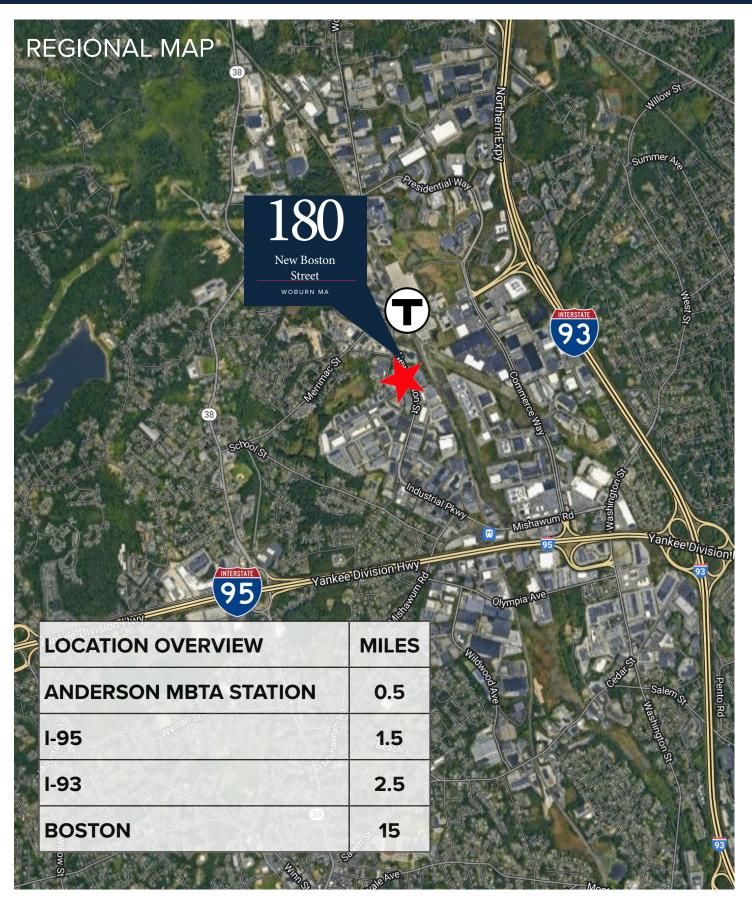
PROPERTY SUMMARY	
ADDRESS	180 New Boston Street, Woburn, MA
BUILDING AREA	66,219 SF
STORAGE AREA	0.85 acres of fenced-in outside storage
SPACE LEASED	100%
NOI	\$1,357,884
SPRINKLERS	Wet System
LAND AREA	3.69 Acres
LOADING	Three (3) on-grade roll-up doors Seven (7) tailboard height dock doors Two (2) large exterior loading platforms
CEILING HEIGHTS	15'-22" clear
ZONING	Industrial Park
ELECTRIC	1,200 Amps, 3-phase*
ROOF	New rubber membrane (2019)
PARKING	100 spaces
COLUMN SPACING	25' x 45'
AGE	1979
UTILITIES	City sewer/oil heating
RE TAXES	\$2.41 (CY 2023 budget + 3.00% inflation)
LANDLORD IMPROVEMENTS	Recent building upgrades include ~ \$1,000,000 of improv renovation, new warehouse bathrooms, power upgrade).

## **PROPERTY SPECIFICATIONS**

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\* Power upgrade is in progress: anticipating a Q3-2024 completion (seller credit).

## LOCATION OVERVIEW



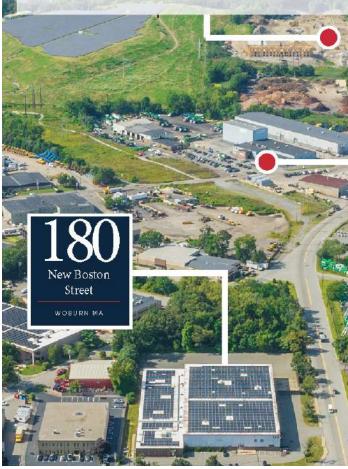
#### NEW BOSTON STREET REVITALIZATION

#### - 425-Unit Apartment Community -



Built on 19.6 AC and located at the intersection of New Boston Rd and MBTA commuter rail line at 316 New Boston St.

Status: Building permits issued 6/23

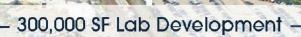


#### — New Boston St. Bridge Over MBTA —



Increase alternative routes to divert truck traffic from local roads and include new bike lanes and sidewalks.

Status: Expected to complete construction in 2025





State-of-the-art Laboratory, Office and Manufacturing (cGMP) space in two buildings on 14.75 AC at 216 New Boston St.

Status: Expected construction starts 9/23

Unparalleled Local Expertise

#### FOR MORE INFORMATION, PLEASE CONTACT:

David Stubblebine Principal 617-592-3391

Micah Stubblebine Principal 978-265-8101

James Stubblebine Principal 617-592-3388

> Ellen Garthoff Senior Advisor 978-760-1263

