

180 New Boston Street

WOBURN, MA

HYPER-INFILL
INDUSTRIAL
INVESTMENT

100% LEASED TO
AMAZON ROBOTICS



THE
STUBBLEBINE
COMPANY

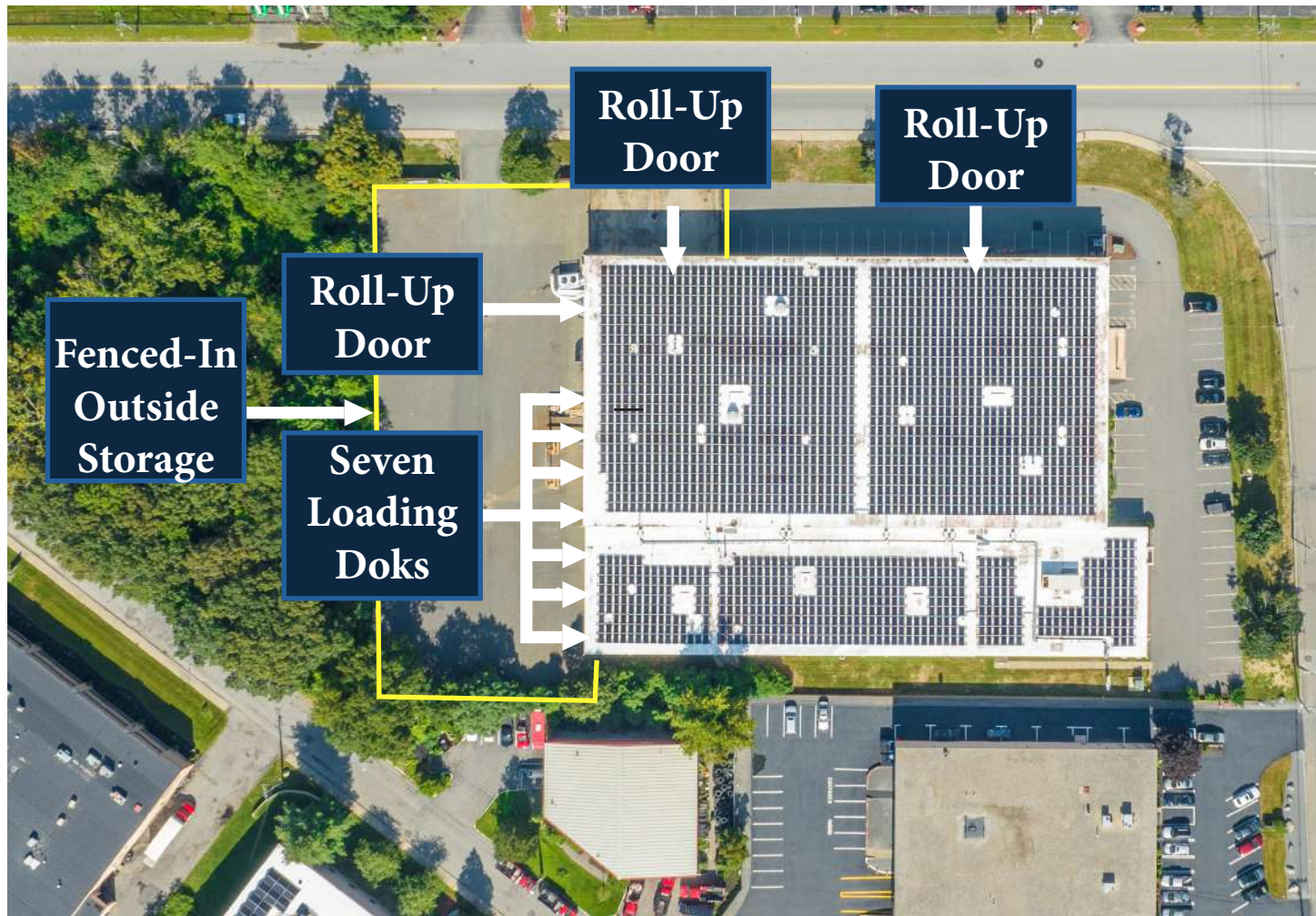
CORFAC INTERNATIONAL

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 well-established 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 SPECIFICATIONS

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 improvements (office renovation, new warehouse bathrooms, power upgrade).

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

LOCATION OVERVIEW

Woburn, MA



Unparalleled Local Expertise

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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