



5 WALTHAM STREET

WILMINGTON, MA

FOR LEASE | 52,000 SF WAREHOUSE/OFFICE SPACE AVAILABLE

- Located 1 Mile from I-93
- 34,000 SF: 29' Clear Warehouse , 7 Tailboard Docks
- 18,000 SF: 13' Clear Flex/Industrial Space with Showroom, 2 Tailboards



**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

84,178 SF Industrial Building for Lease.

PROPERTY HIGHLIGHTS

- Located just off Route 62, 1 Mile from I-93
- Large Paved Outside Storage Area

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,313	49,365	245,846
Total Population	42,554	132,655	639,661
Average HH Income	\$140,363	\$141,971	\$131,624

PROPERTY SPECIFICATIONS

TOTAL SIZE:	84,178 SF
LAND AREA:	5.8 AC
ZONING:	Industrial
HEAT:	100% in Office (Forced Air/Oil), Forced Hot Water in Warehouse
ELEVATOR:	One (1) Passenger
ELECTRIC:	2,000 AMP/208V, 3-PHASE, 4 Wire
WATER/SEWER:	Municipal/Septic System
LEASE RATE:	Market

SPACE 1 SUMMARY



SPACE DESCRIPTION
34,000 SF HIGH-BAY WAREHOUSE SPACE AVAILABLE FOR LEASE

- SPACE HIGHLIGHTS**
- 7 TAILBOARD LOADING DOCKS AND 1 DRIVE-IN: CROSS DOCK LOADING

SPACE 1 SPECIFICATIONS	
AVAILABLE SIZE:	34,000 SF
CEILING HEIGHT:	29' Clear
SPRINKLERS:	Wet System
LIGHTING:	New LED Lights
COLUMN SPACING:	25' x 30'
LOADING:	7 Tailboard Docks 1 Drive-In Door
LEASE RATE:	Market



PROPERTY DESCRIPTION

84,289 SF HIGH-BAY WAREHOUSE SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- LOCATED JUST OFF ROUTE 62, ONE MILE FROM I-93
- 7 TAILBOARD LOADING DOCKS AND 1 DRIVE-IN
- DOOR (CROSS DOCK LOADING)
- LARGE PAVED OUTSIDE STORAGE AREA
- ROOF: RUBBER (2003)
- NNN COSTS: \$2.20/SF NNN

OFFERING SUMMARY

Lease Rate:	MARKET
Available SF:	84,289 SF
Lot Size:	5.8 Acres
Building Size:	84,178 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,313	49,365	245,846
Total Population	42,554	132,655	639,661
Average HH Income	\$140,363	\$141,971	\$131,624

SPACE 2 SUMMARY



SPACE DESCRIPTION

18,000 SF FIRST FLOOR 13' CLEAR FLEX/INDUSTRIAL SPACE WITH SHOWROOM

SPACE HIGHLIGHTS

- 1 TAILBOARDS AND 1 DRIVE-IN DOORS AND SEVERAL SHARED TAILBOARD DOCKS

SPACE 2 SPECIFICATIONS

AVAILABLE SIZE:	18,000 SF
OFFICE:	3,000 SF
FLEX/INDUSTRIAL:	15,000 sf
CEILING HEIGHT:	13' Clear
HEAT:	Gas-fired Modine Units
SPRINKLERS:	Wet System
LIGHTING:	LED
COLUMN SPACING:	25' x 30' & 33'6" x 40'
LOADING:	1 Tailboard 1 Drive-In Door



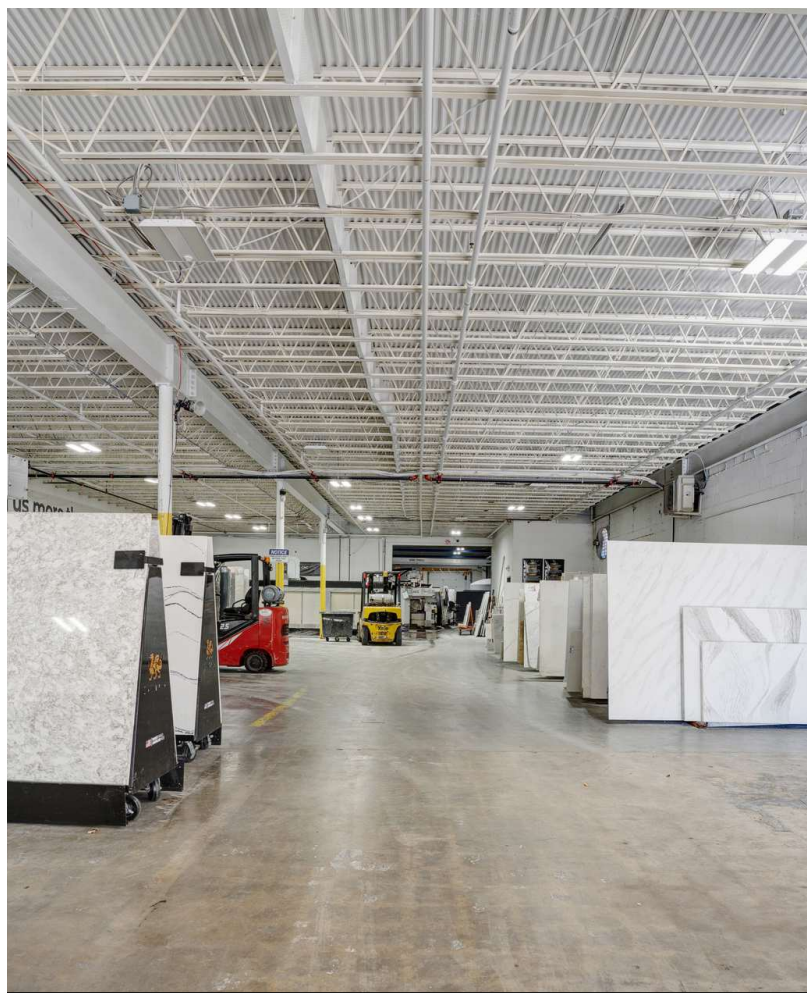
Space 1 Interior



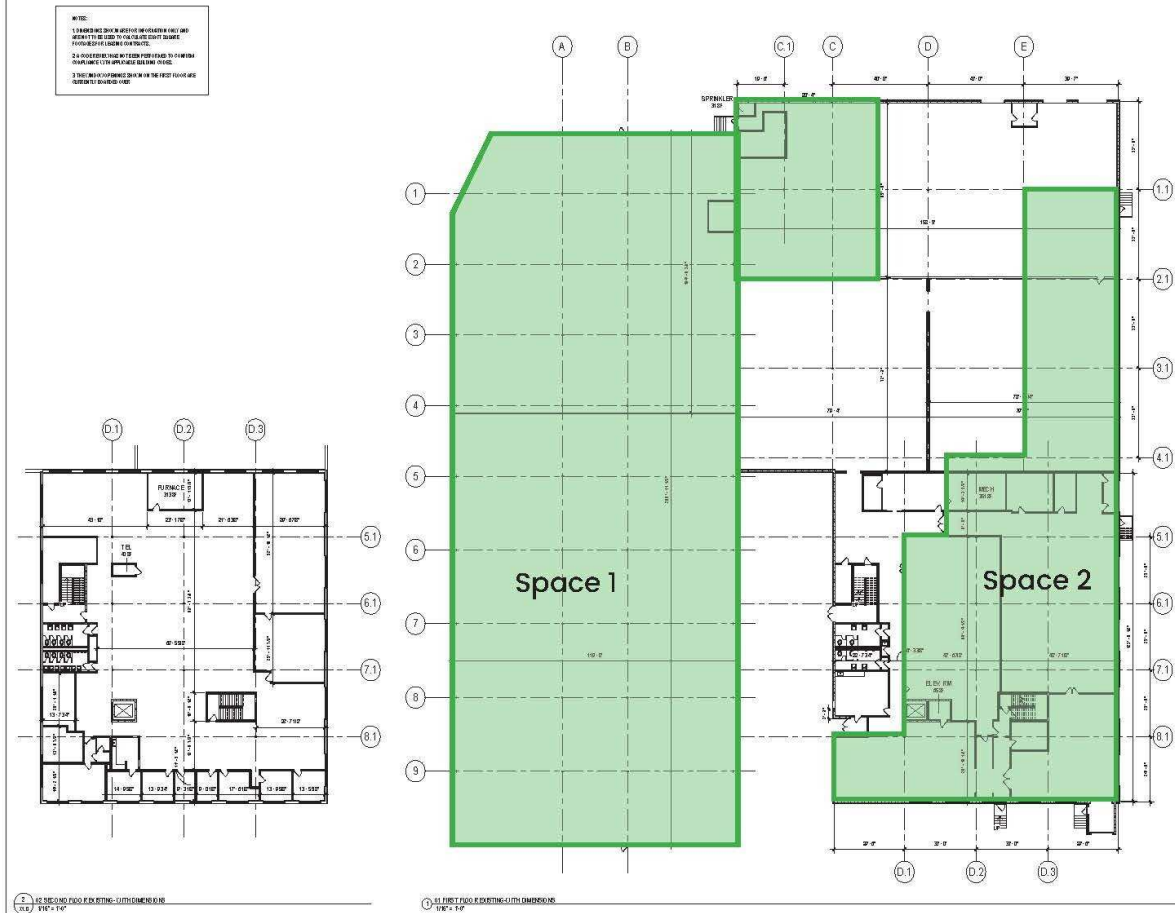
Space 1 Exterior



Space 2 Interior Office



Space 2 Interior Warehouse



med.
architecture + design

Milka Ebbrell Design
Boston, MA 01921
617.909.4322
milkaebbrell@outlook.com
www.milkaebbrelldesign.com

EXISTING CONDITIONS

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DEMISING

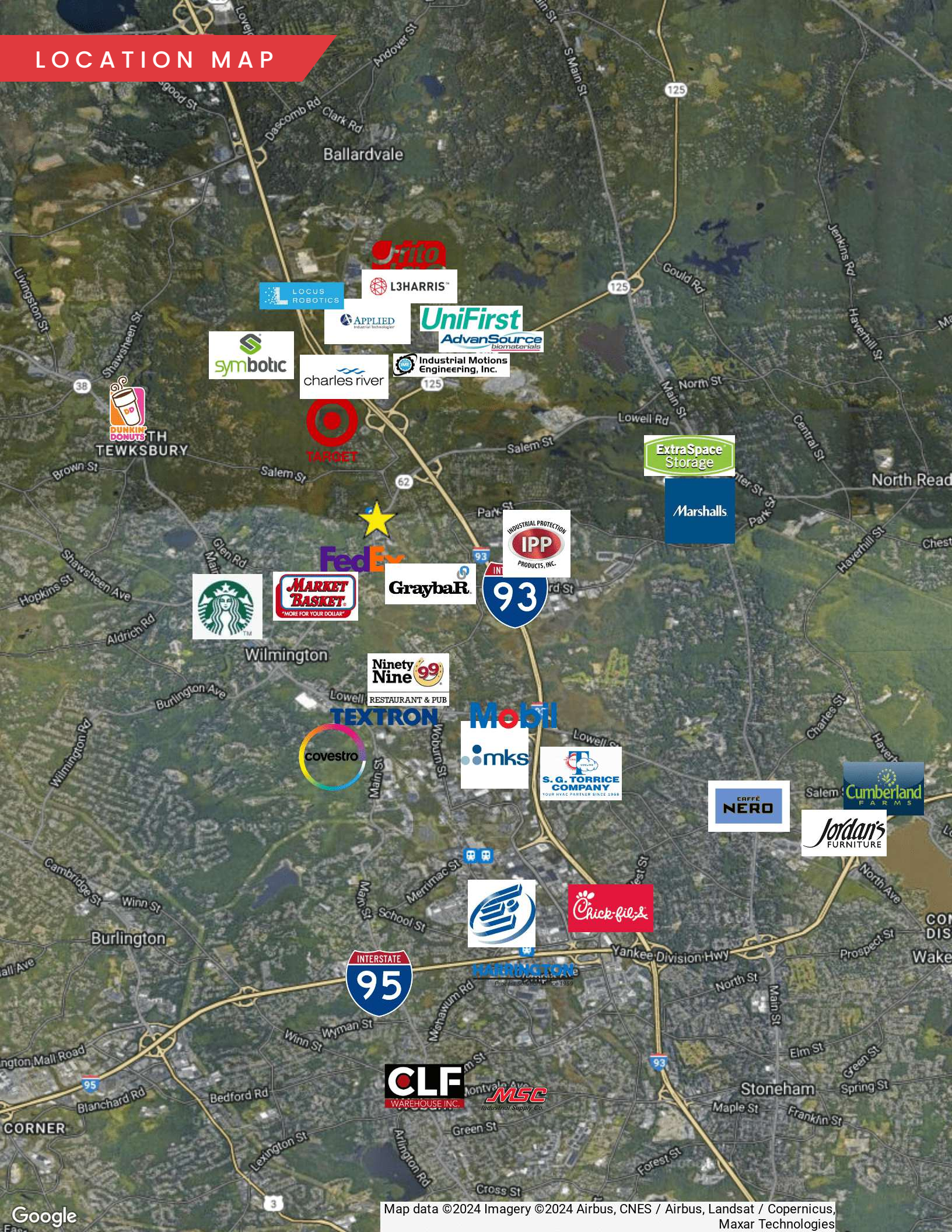
6 William Street
Wilmington, MA

EXISTING 1ST & 2ND
FLOOR PLANS

Project number	21512
Date	August 10, 2015
Scale	1/16" = 1'-0"

X1.0

LOCATION MAP



5 WALTHAM STREET

WILMINGTON, MA

FOR LEASE | 84,289 SF 29' CLEAR WAREHOUSE SPACE AVAILABLE

AARON SMITH

978.654.0432

asmith@stubblebinecompany.com

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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