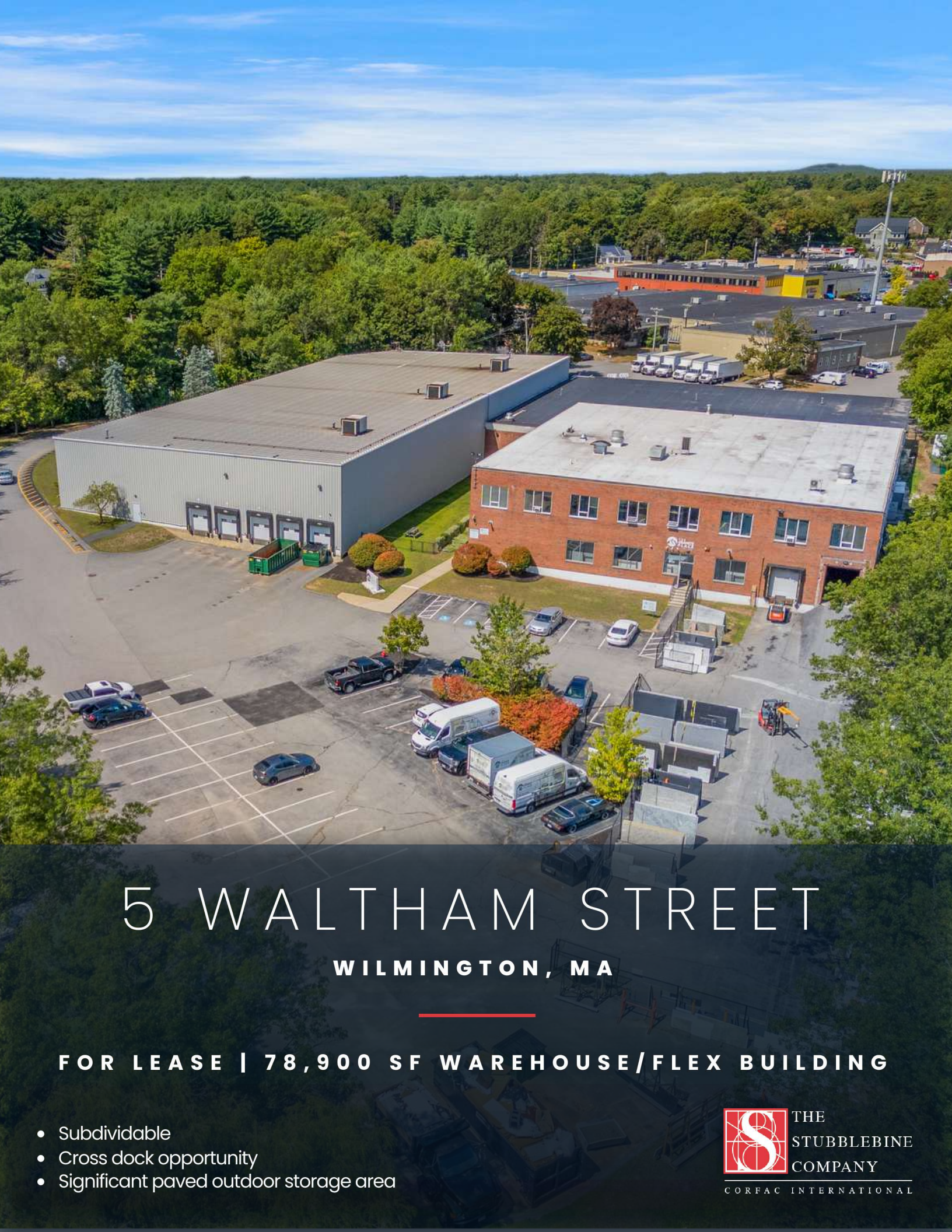




5 WALTHAM STREET

WILMINGTON, MA

FOR LEASE | 78,900 SF WAREHOUSE/FLEX BUILDING

- Subdividable
- Cross dock opportunity
- Significant paved outdoor storage area



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

78,900 SF Warehouse/Flex Space 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:	82,000 SF
Available Space:	78,900 SF
Premises A:	35,700 SF: 26' clear, 7 Tailboard and 1 Drive-in Door
Premises B:	33,000 SF Subdivides to 18,000 SF, 13' Clear, 3 Tailboard, 2 Drive-ins
Premises C:	10,200 SF Second Floor Flex Space
Land Area:	5.8 AC
Zoning:	Industrial
Ceiling Height:	13'-26' Clear
Elevator:	One (1) Passenger
Electric:	2,000 AMP/208V, 3-PHASE, 4 Wire
Water/Sewer:	Municipal/Septic System
Lease Rate:	Market

PREMISES A



SPACE DESCRIPTION

35,700 SF High Bay Warehouse Space available for Lease

SPACE HIGHLIGHTS

- 26' Clear
- 7 Tailboard Docks
- 1 Drive in Door

PREMISE A SPECIFICATIONS

Available Size:	35,700 SF
Ceiling Height:	26' Clear
Sprinklers:	Wet System
Lighting:	New LED Lights
Column Spacing:	25' x 30'
Loading:	7 Tailboard Docks 1 Drive-In Door
Lease Rate:	Market

PREMISES B



SPACE DESCRIPTION

33,000 SF First Floor 13' Clear Flex/Industrial Space with Showroom.

SPACE HIGHLIGHTS

- 3 Loading Docks and 2 Drive-ins

PREMISE B SPECIFICATIONS

Available Size:	33,000 SF
Subdivision:	Space Subdivides to 18,000 SF
Loading:	3 Loading Docks and 2 Drive-In Doors

PREMISES B



PREMISES C



PROPERTY DESCRIPTION
10,200 +/- SF 2nd Floor Flex Space.

- PROPERTY HIGHLIGHTS
- 2nd floor Flex Space with elevator

PREMISES C SPECIFICATIONS	
Available Size:	10,200 SF

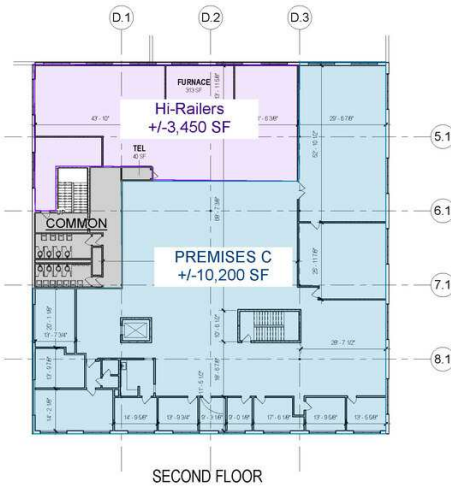
SITE PLAN

5 WALTHAM STREET

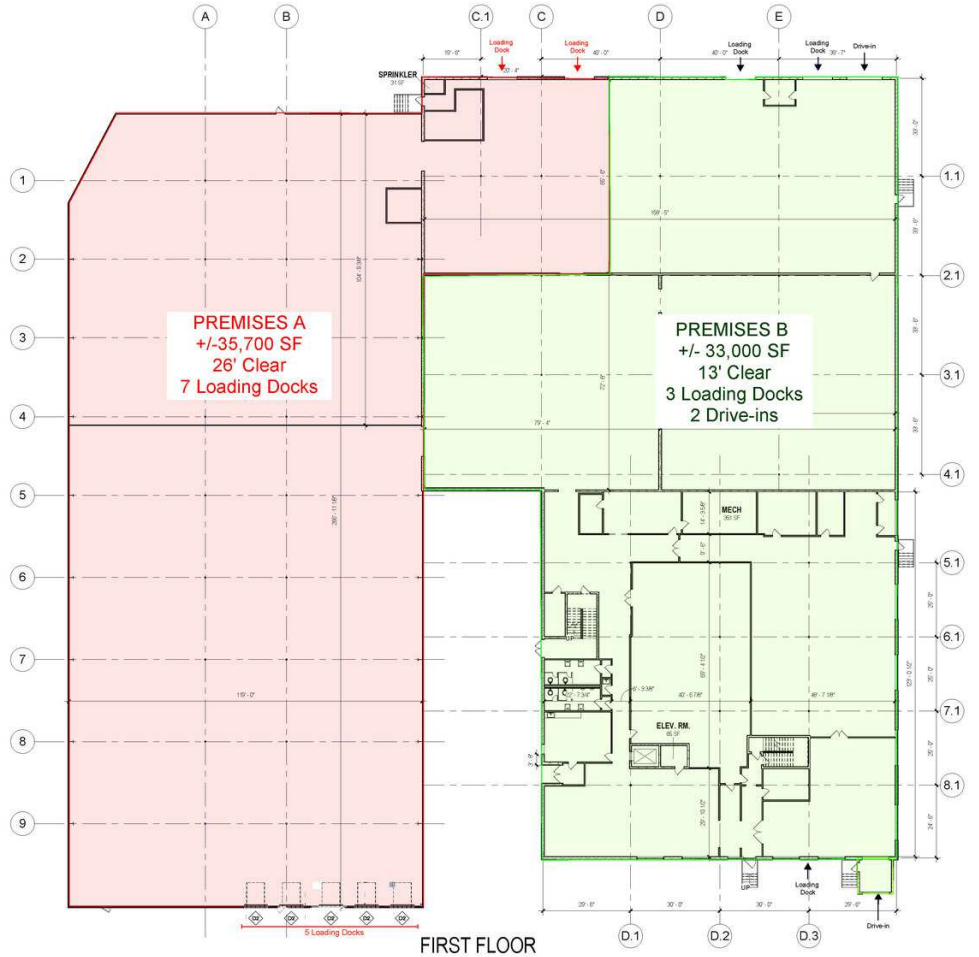
NOTES

1. DIMENSIONS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED TO CALCULATE EXACT SQUARE FOOTAGES FOR LEASING CONTRACTS.
2. A CODE REVIEW HAS NOT BEEN PERFORMED TO CONFIRM COMPLIANCE WITH ANY LOCAL ORDINANCES.
3. THE WINDOW OPENINGS SHOWN ON THE FIRST FLOOR ARE CURRENTLY BOARDED OVER.

- PREMISES A = +/- 35,700 SF
- PREMISES B = +/- 33,000 SF
- PREMISES C (2nd FL) = +/- 10,200 SF
- Hi-Railers +/- 3,450 SF



2. 02 SECOND FLOOR EXISTING WITH DIMENSIONS
1/8" = 1'-0"



1. 01 FIRST FLOOR EXISTING WITH DIMENSIONS
1/8" = 1'-0"

m
arch

M
B
mills
www.m

E
CO

No.	Description
1	
2	
3	
4	
5	
6	
7	
8	
9	

5 WALT
DE

5
V

EXISTING
FLO

Project number
Date
Scale

HIGHWAY PROXIMITY



1 MILE
3 MINUTES



5 MILES
8 MINUTES



15 MILES
20 MINUTES



1.2 MILES
4 MINUTES

TEWKSBURY

RETAIL AREA

Target
DUNKIN'

STARBUCKS

MARKET BASKET

Ninety 99 Nine
RESTAURANT & PUB

INDUSTRIAL AREA

AdvanSource
biomaterials

UniFirst

LOCUS
ROBOTICS

FritoLay

Industrial Motions
Engineering, Inc.

L3HARRIS

charles river

Symbotic

APPLIED
Industrial Technologies

28

NORTH READING

**5 WALTHAM ST
WILMINGTON, MA**

WILMINGTON

INDUSTRIAL AREA

covestro

amazonrobotics

S. G. TORRICE
YOUR HVAC PARTNER SINCE 1958

INDUSTRIAL PROTECTION
IPP
PRODUCTS, INC.

Marshalls
DISTRIBUTION CENTER

mks

GraybaR

READING

28

95

BURLINGTON

RETAIL AREA

TJ-maxx

HomeGoods

Target

Chick-fil-A

MARKET BASKET

SHAKE SHACK

CVS

CAFFÈ NERO

CHIPOTLE
MEXICAN GRILL



**THE
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CORPAC INTERNATIONAL

5 WALTHAM STREET

WILMINGTON, MA

FOR LEASE | 78,900 SF CLASS A WAREHOUSE/FLEX SPACE AVAILABLE

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