



5 WALTHAM STREET

WILMINGTON, MA

FOR LEASE | 60,900 SF WAREHOUSE/FLEX BUILDING

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

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SUMMARY



PROPERTY DESCRIPTION

60,900 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:	60,900 SF (subdividable)
Premises A:	35,700 SF: 26' clear, 7 Tailboard and 1 Drive-in Door
Premises B:	15,000 SF: 13' Clear, Tailboard Loading, 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

15,000 SF First Floor 13' Clear Flex/Industrial Space with Showroom.

SPACE HIGHLIGHTS

- 3 Loading Docks and 2 Drive-ins

PREMISE B SPECIFICATIONS

Available Size:	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:	3 Loading Docks and 2 Drive-In Doors

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
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HIGHWAY PROXIMITY

 93 INTERSTATE	1 MILE 3 MINUTES	 95 INTERSTATE	5 MILES 8 MINUTES
 495 INTERSTATE	15 MILES 20 MINUTES	 28	1.2 MILES 4 MINUTES

125

INDUSTRIAL AREA



AdvanSource biomaterials UniFirst
LOCUS ROBOTICS FritoLay
Industrial Motions Engineering, Inc. L3HARRIS™
charles river Symbotic
APPLIED Industrial Technologies

TEWKSBURY

RETAIL AREA



target
DUNKIN'
STARBUCKS™
MARKET BASKET
Ninety 99 Nine
RESTAURANT & PUB

28

NORTH READING

5 WALTHAM ST
WILMINGTON, MA

INDUSTRIAL AREA



covestro amazonrobotics
S. G. TORRICE
YOUR HVAC PARTNER SINCE 1958
INDUSTRIAL PROTECTION
IPP PRODUCTS, INC. Marshalls
DISTRIBUTION CENTER
mks GraybaR

WILMINGTON

RETAIL AREA



TJ-maxx HomeGoods®
target Chick-fil-A
MARKET BASKET
SHAKE SHACK
CAFFÈ NERO
CVS CHIPOTLE
MEXICAN GRILL

READING

BURLINGTON

WAKEFIELD

5 WALTHAM STREET WILMINGTON, MA

FOR LEASE | 60,900 SF CLASS A WAREHOUSE/FLEX SPACE AVAILABLE

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