



# 11 STATE ST

WOBURN, MA

FOR LEASE | 11,400 SF FLEX/INDUSTRIAL SPACE

- Located close to the I-93/Rte 128 Interchange
- 18' Clear
- 2 Tailboard and 2 Drive-In doors
- 100% Air Conditioned Space



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL





## PROPERTY DESCRIPTION

58,232 SF Industrial Building on 3.31 AC

- 11,400 SF Available:
- 8,500 SF Warehouse
- 2,900 SF Office

## LOCATION DESCRIPTION

- 0.3 Miles to I-95
- 1.8 Miles to I-93
- 3.1 Miles to Route 3

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	38,323	78,356	518,090
Total Population	96,328	203,751	1,297,500
Average HH Income	\$166,483	\$187,960	\$161,562

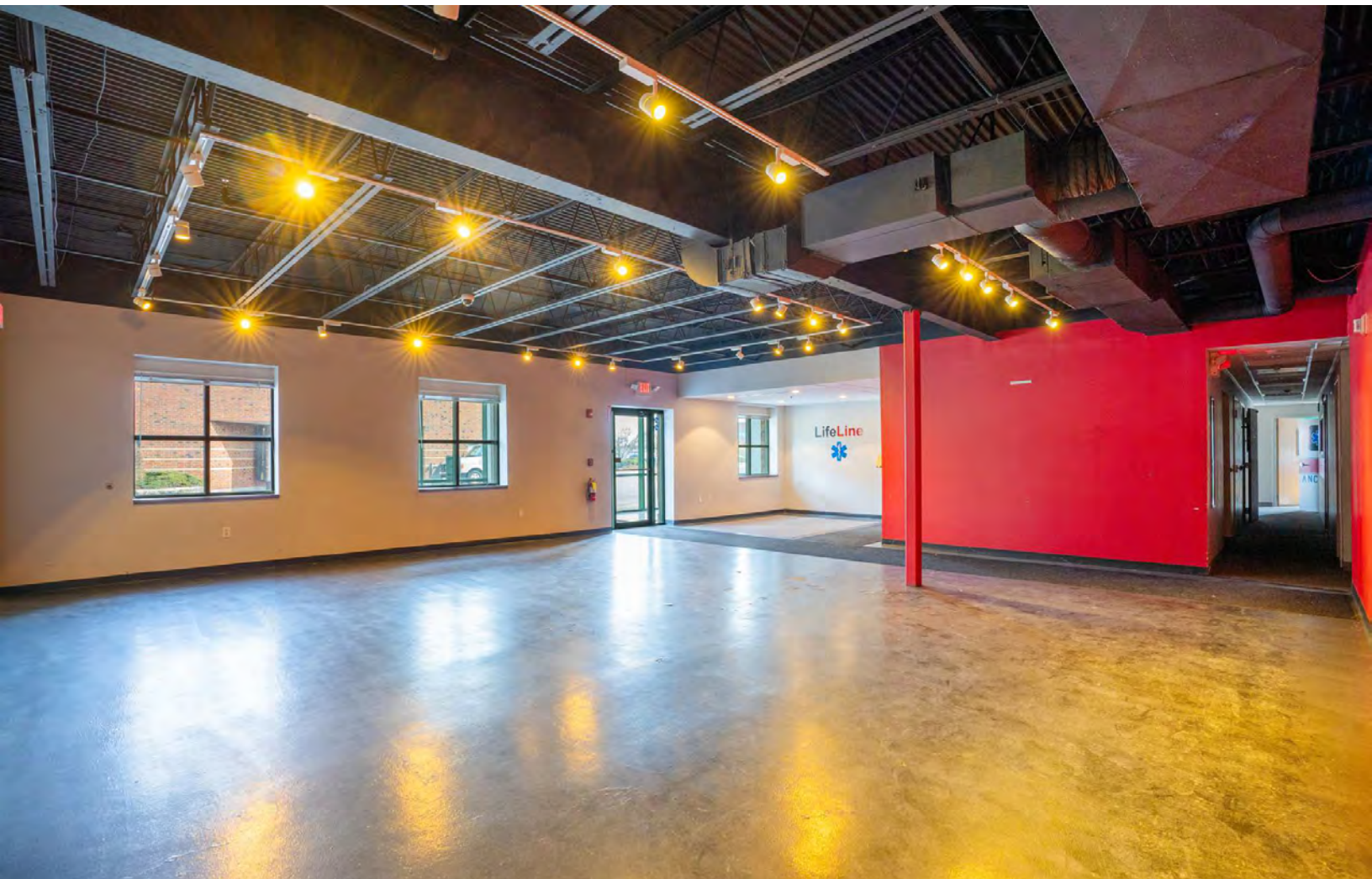
## PROPERTY SPECIFICATIONS

Building Size:	58,232 SF
Space Available:	11,400 SF
Warehouse Space:	8,500 SF
Office Space:	2,900 SF
Lot Size:	3.31 AC
Clear Height:	18'
Loading Docks:	2
Drive-Ins:	2 tot./8' w x 10' h
Levelers:	2 ext
Class:	A
Construction:	Masonry
Sprinklers:	Wet
Power:	2,400a/277 - 480v 3p 4w Heavy
Utilities:	Heating - Gas, Lighting - Sodium, Sewer - City, Water - City
Parking:	11 Spaces
Lease Rate:	Market







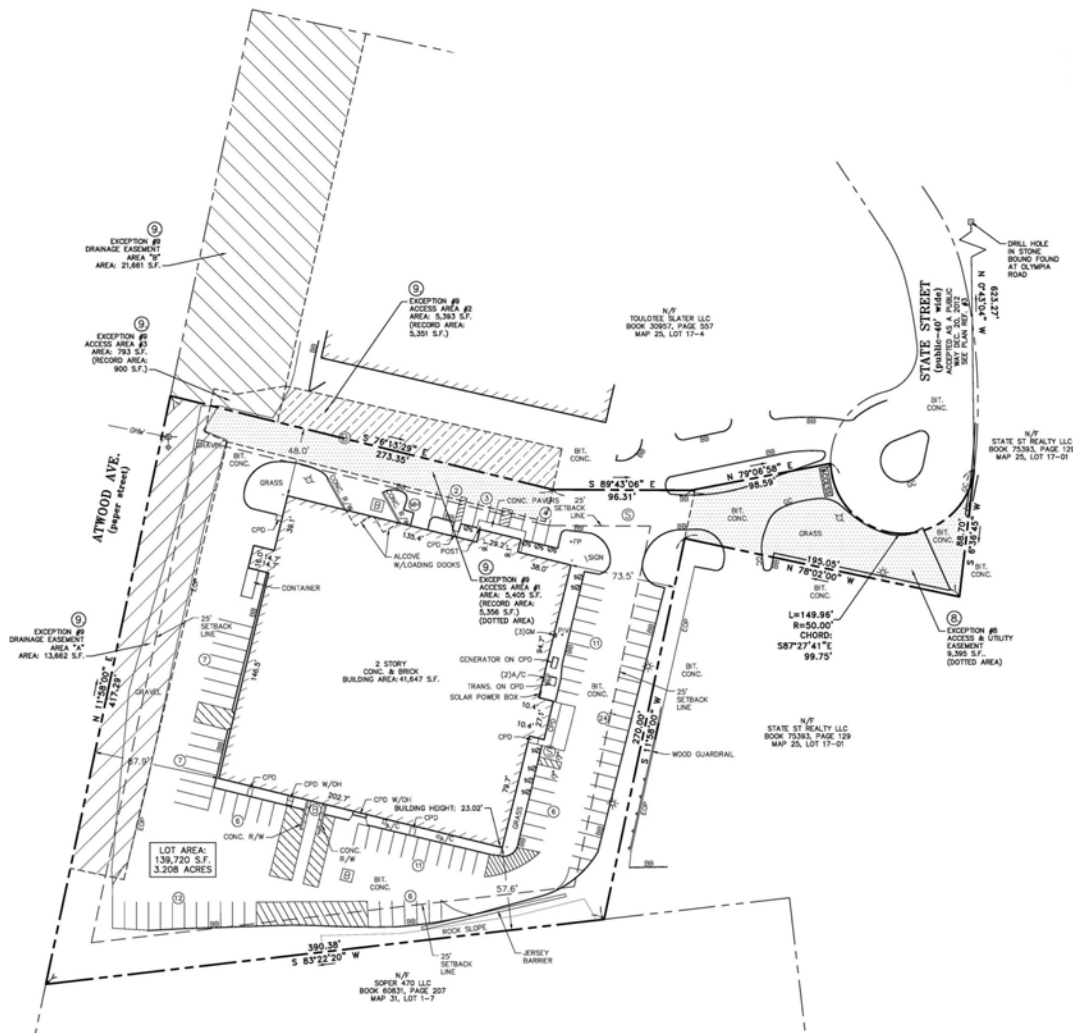




FLOOR PLAN



# SITE PLAN







**enterprise**

**MOVE & CARE**



**READING**

**U-HAUL** **ADI**  
a residue company

**NARDONE** **Public Storage**  
KEEPING OUR CRAFT CURRENT

**new england lab**  
lab-tested furniture systems

**CUBESMART**  
self storage

**MEDICILON**

**11 State St. Woburn, MA**

**WOBURN**

**STONEHAM**

DISTANCE TO			
	<b>WOBURN</b>	<b>2 MILES</b>	<b>11 MIN</b>
	<b>STONEHAM</b>	<b>3.1 MILES</b>	<b>11 MIN</b>
	<b>READING</b>	<b>3.2 MILES</b>	<b>11 MIN</b>
	<b>BOSTON</b>	<b>14 MILES</b>	<b>23 MIN</b>



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