



779 WOBURN STREET

WILMINGTON, MA

FOR LEASE | 3,200 SF STORAGE GARAGE

- 1.2 Miles from Rt. 93
- 2.7 Miles from Rt. 128
- Two (2) 10'x 12' Drive In Doors



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3,200 SF Garage on a .44 Acre Industrial Zoned Lot
For Lease

PROPERTY HIGHLIGHTS

- Used Car Dealership License
- Inspection Sticker License
- No Noise New Compressor
- 2 10'x12' Drive-In Doors
- Dedicated offices
- Ideal for autobody, storage or office use

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,344	70,474	293,987
Total Population	65,867	185,015	774,861
Average HH Income	\$186,994	\$177,322	\$167,862

PROPERTY SPECIFICATIONS

Available SF:	3,200 SF
Lot Size:	0.44 Acres
Roof:	2014 (Garage)
Clear Height:	16'
Loading:	2 - Drive-in (10'x12')
LED Lighting:	New (2023)
Heating:	Gas to Garage but use 1 year old waste oil
Parking:	New parking lot in front (2023)
Tenant:	Advanced Auto
Water & Sewer:	Town
Lease Rate:	\$19/SF NNN



LOCATION MAP



1.6 MILES
4 MIN



5.3 MILES
11 MIN



3.3 MILES
6 MIN

WOBURN

4.2 MILES
12 MIN

STONEHAM

5.7 MILES
10 MIN

READING

3.2 MILES
8 MIN

BURLINGTON

4.3 MILES
10 MIN



**Anderson/
Woburn : 1.9 MILES**
Wilmington: 2.1 Miles
Wakefield: 7.0 Miles

TECOMET

SERVPRO

Pacific Packaging Products, Inc.

enterprise



MOVE+ICARE

MOVE+ICARE

Public Storage

U-HAUL

READING

BURLINGTON



new england lab
lab-tested furniture systems

MEDICILON

CUBESMART
self storage

NARDONE
KEEPING OUR CRAFT CURRENT

ADI
a resideo company

WOBURN



STONEHAM

AccurateGlass
GLASS & ALUMINUM SERVICES

lifeforce glass



779 WOBURN STREET

WILMINGTON, MA

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