



# 779 WOBURN STREET

## WILMINGTON, MA

FOR LEASE | TURN-KEY AUTO REPAIR & INSPECTION FACILITY

- Located 1.2 Miles from Rt. 93
- 2.7 Miles from Rt. 128
- 2 10'x 12' Drive In Doors
- 6 Lifts



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
- 6 Lifts
- 2 10'x12' Drive-In Doors

PROPERTY SPECIFICATIONS

Available SF:	3,200 SF
Lot Size:	0.44 Acres
Roof:	2014 (Garage)
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 (Would Vacate)
Water & Sewer:	Town
Lease Rate:	\$29.50/SF NNN

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







# LOCATION MAP



Interstate 93	State Route 3	Interstate 95
<b>1.6 MILES</b> 4 MIN	<b>5.3 MILES</b> 11 MIN	<b>3.3 MILES</b> 6 MIN
<b>WOBURN</b>	<b>STONEHAM</b>	<b>READING</b>
<b>4.2 MILES</b> 12 MIN	<b>5.7 MILES</b> 10 MIN	<b>3.2 MILES</b> 8 MIN
<b>BURLINGTON</b>		<b>Anderson/ Woburn : 1.9 MILES</b> <b>Wilmington: 2.1 Miles</b> <b>Wakefield: 7.0 Miles</b>
<b>4.3 MILES</b> 10 MIN		





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SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

DANNY CRUZ

978.305.0473

danny@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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