

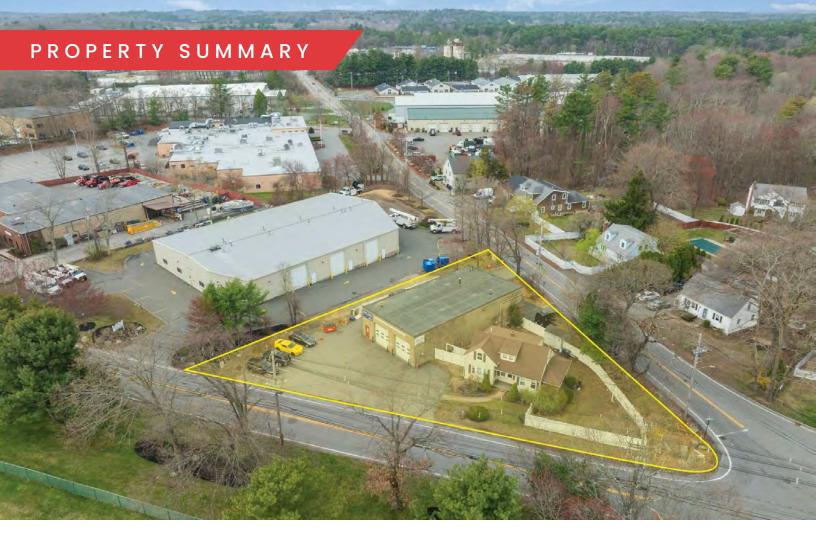
779 WOBURN STREET

WILMINGTON, MA

FOR LEASE | TURN-KEY AUTO REPAIR & INSPECTION FACILITY

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





PROPERTY DESCRIPTION

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

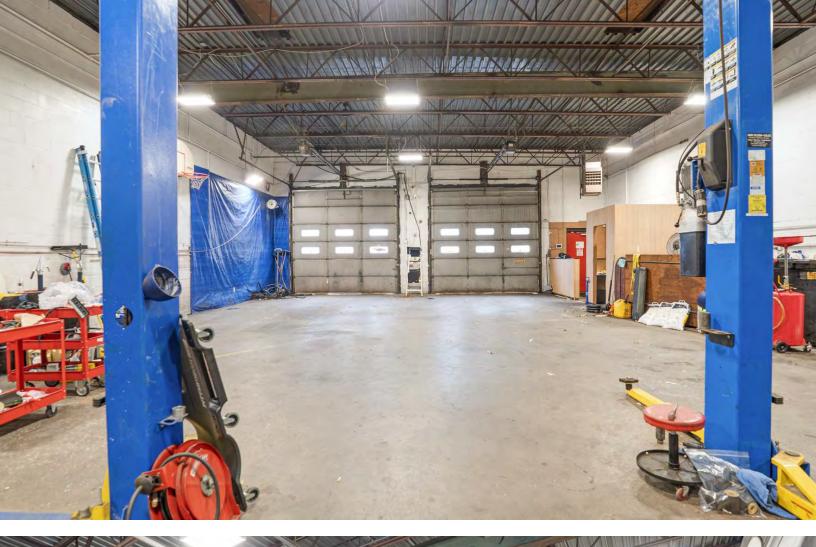
PROPERTY HIGHLIGHTS

- Used Car Dealership License
- Inspection Sticker License
- No Noise New Compressor
- 2 10'x12' Drive-In Doors

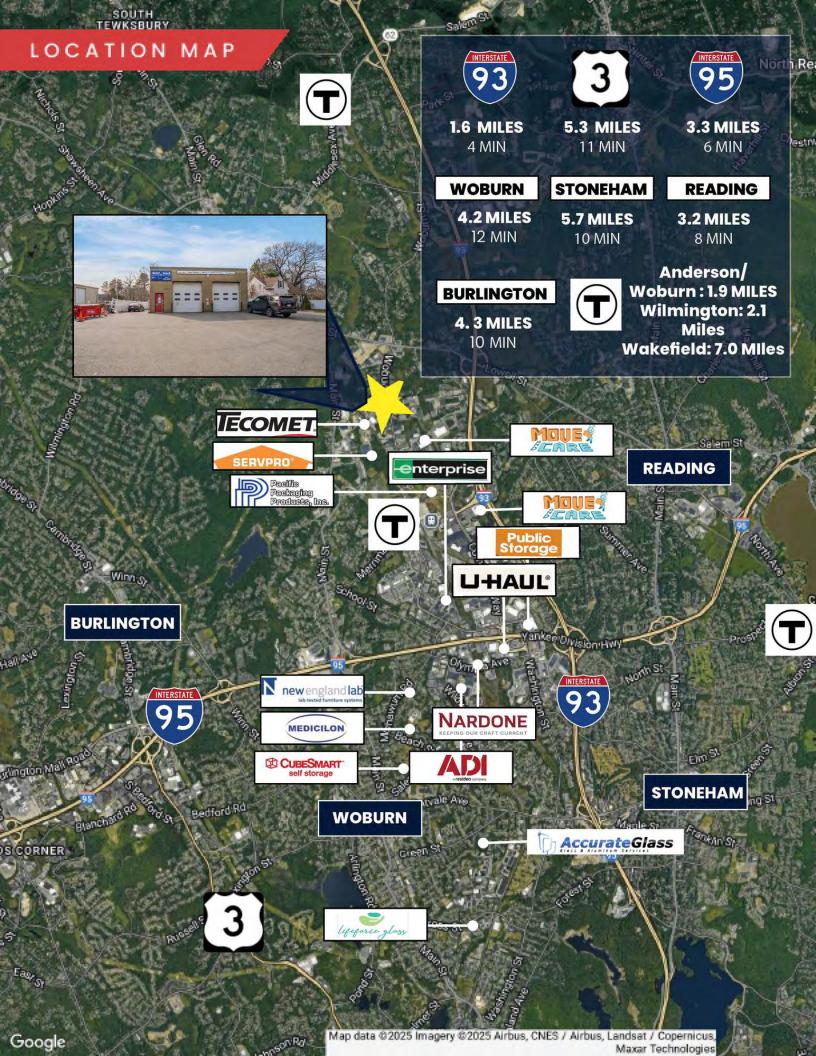
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,344	70,474	293,987
Total Population	65,867	185,015	774,861
Average HH Income	\$186,994	\$177,322	\$167,862

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:	\$29.50/SF NNN







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