



779 WOBURN STREET

WILMINGTON, MA

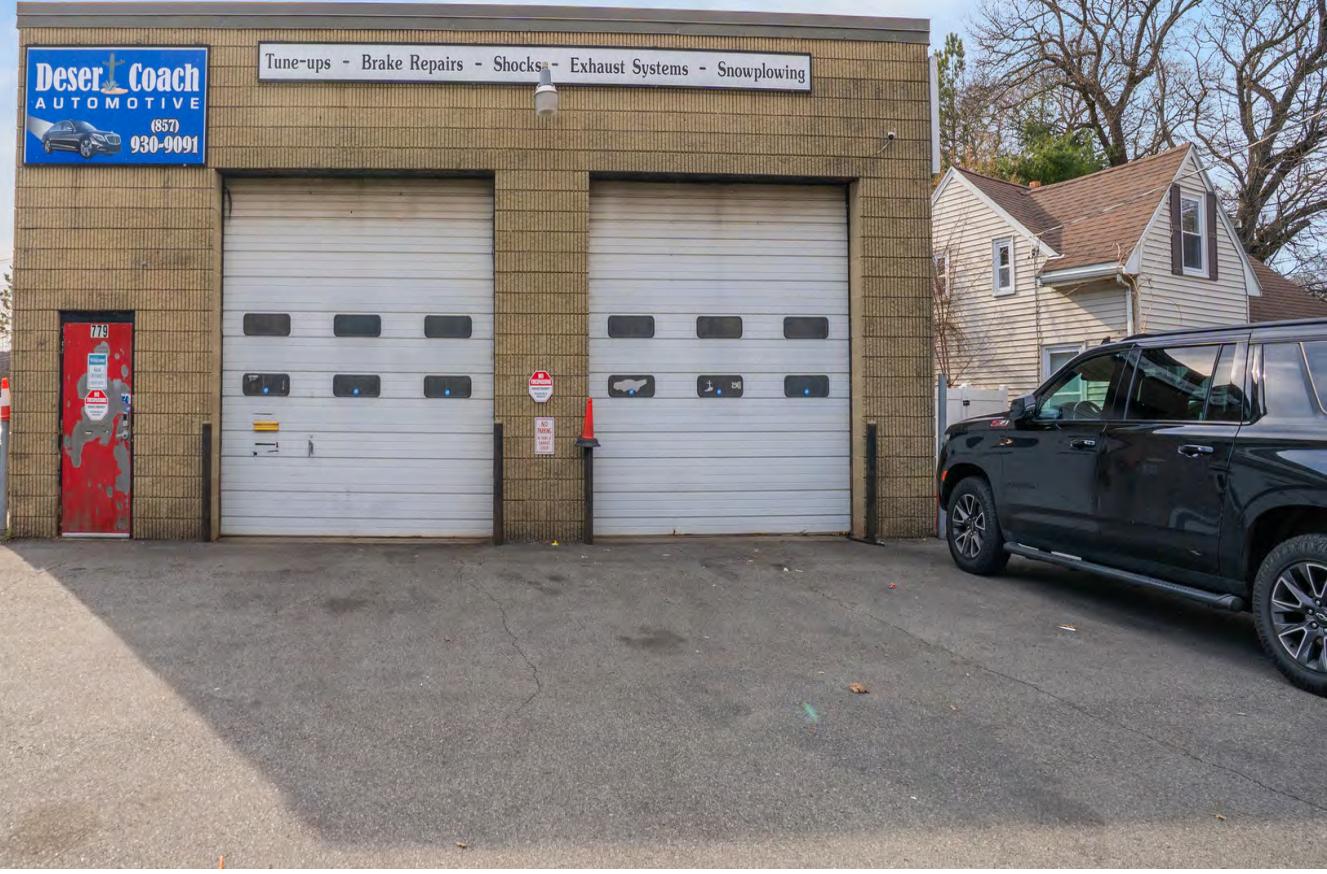
FOR LEASE | 3,200 SF WAREHOUSE BUILDING

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

EXCLUSIVE AGENT



PROPERTY SUMMARY



PROPERTY DESCRIPTION

3,200 SF Warehouse Building on 0.44 Acre Industrial Zoned Lot For Lease

PROPERTY HIGHLIGHTS

- 2 10'x12' Drive-In Doors
- Dedicated Offices
- Ideal use: Warehouse, Storage or Office

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:	15 +-
Water & Sewer:	Town
Lease Rate:	\$19/SF NNN



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