



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



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

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 |



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

CUBE SMART
self storage

NARDONE
KEEPING OUR CRAFT CURRENT

ADI
a resideo company

WOBURN

AccurateGlass
GLASS & ALUMINUM SERVICES

STONEHAM



lifeforce glass

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