

# 54 INDUSTRIAL WAY

WILMINGTON, MA

---

68,088 SF INDUSTRIAL BUILDING  
FOR SALE



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL





## CONTENTS

---

EXECUTIVE SUMMARY	1
PROPERTY SPECIFICATIONS	3
PHOTOS	5
FLOOR PLAN	7
SITE PLAN	8
LOCATION OVERVIEW	9
MARKET OVERVIEW	13

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Micah Stubblebine**

**978-265-8101**





# EXECUTIVE SUMMARY

## THE OFFERING

As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer 54 Industrial Way, Wilmington MA (the “Property”) for sale, a 68,088 SF industrial building on 4.05 Acres. 54 Industrial Way is located in Boston’s Route 128 North market, one of the lowest vacancy and most supply constrained markets in the country. The Property is located in a well-established industrial park, just 3.9 miles from the intersection of I-95 and I-93, and 15 miles from downtown Boston. Given its superior location and market leading building specifications, 54 Industrial Way is well-positioned to cater to user-buyers or investors looking for premier industrial space with proximity to Boston. The Property features ample loading, excellent clear height, and 1200 amps of power.

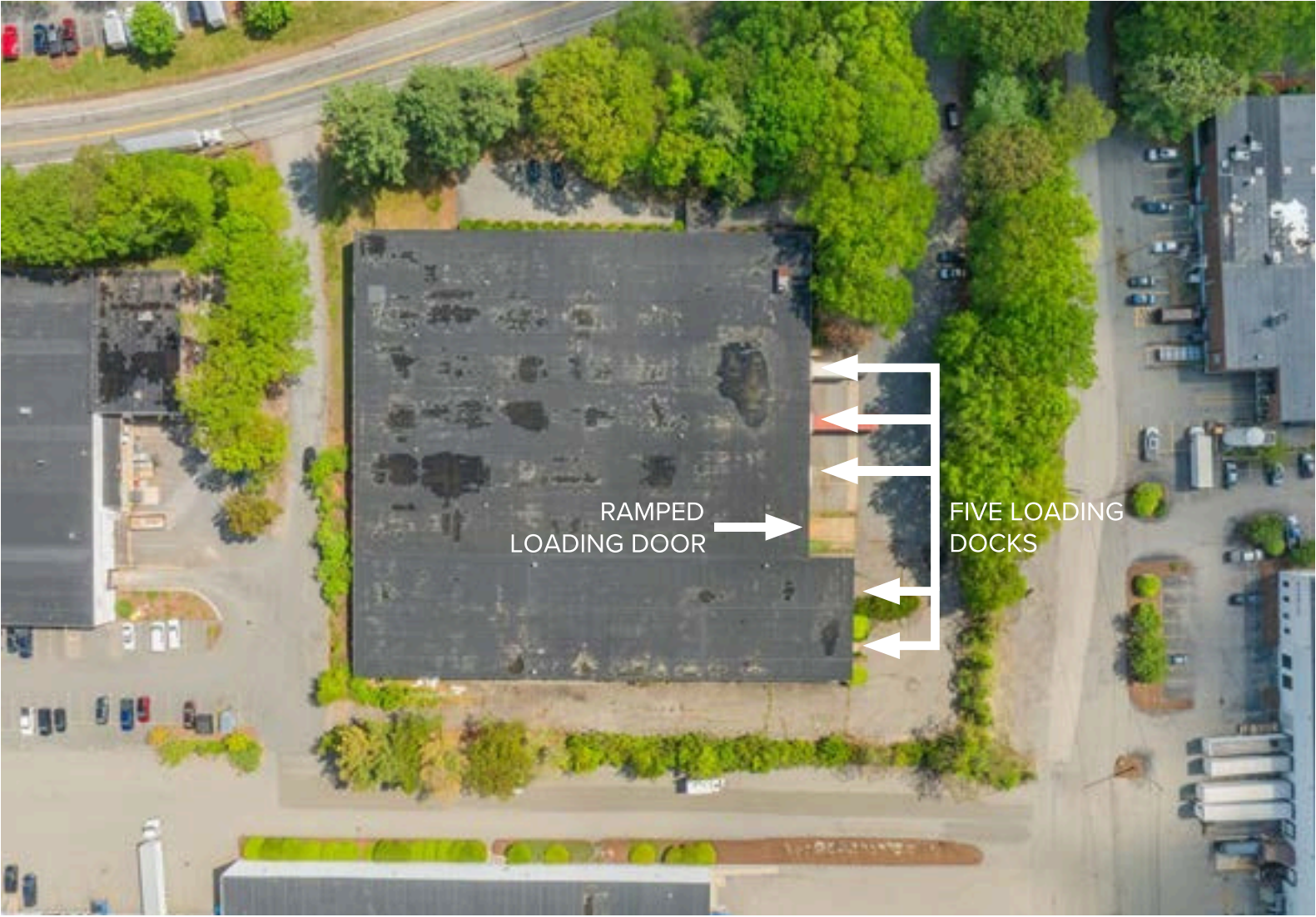


PROPERTY SUMMARY	
ADDRESS	54 Industrial Way
BUILDING SIZE	68,088 SF
ACRES	4.05 Acres
WATER/SEWER	City
YEAR BUILT	1973
ELECTRIC	1200 Amps, 120-208 Volt, 3 Phase, 4 Wire
ZONING	General Industrial



# PROPERTY SPECIFICATIONS

PROPERTY SUMMARY	
ADDRESS	54 Industrial Parkway, Wilmington, MA 68,088 SF 61,295 SF
BUILDING AREA	6,793 SF 4.05 Acres Five (5) Loading Docks and One (1)
WAREHOUSE	Ramped Overhead Door 15'3" Clear General Industrial 1200
OFFICE	Amps, 120-208 Volt, 3 Phase, 4 Wire Masonry with steel
LAND AREA	frame 76 Spaces City Gas Rubber Wet System November
LOADING	2025 1973 \$138,720 Market
CEILING HEIGHT	
ZONING	
ELECTRIC	
CONSTRUCTION	
PARKING	
SEWER/WATER	
HEAT	
ROOF	
SPRINKLER	
AVAILABILITY	
AGE	
RE TAXES	
ASKING PRICE	



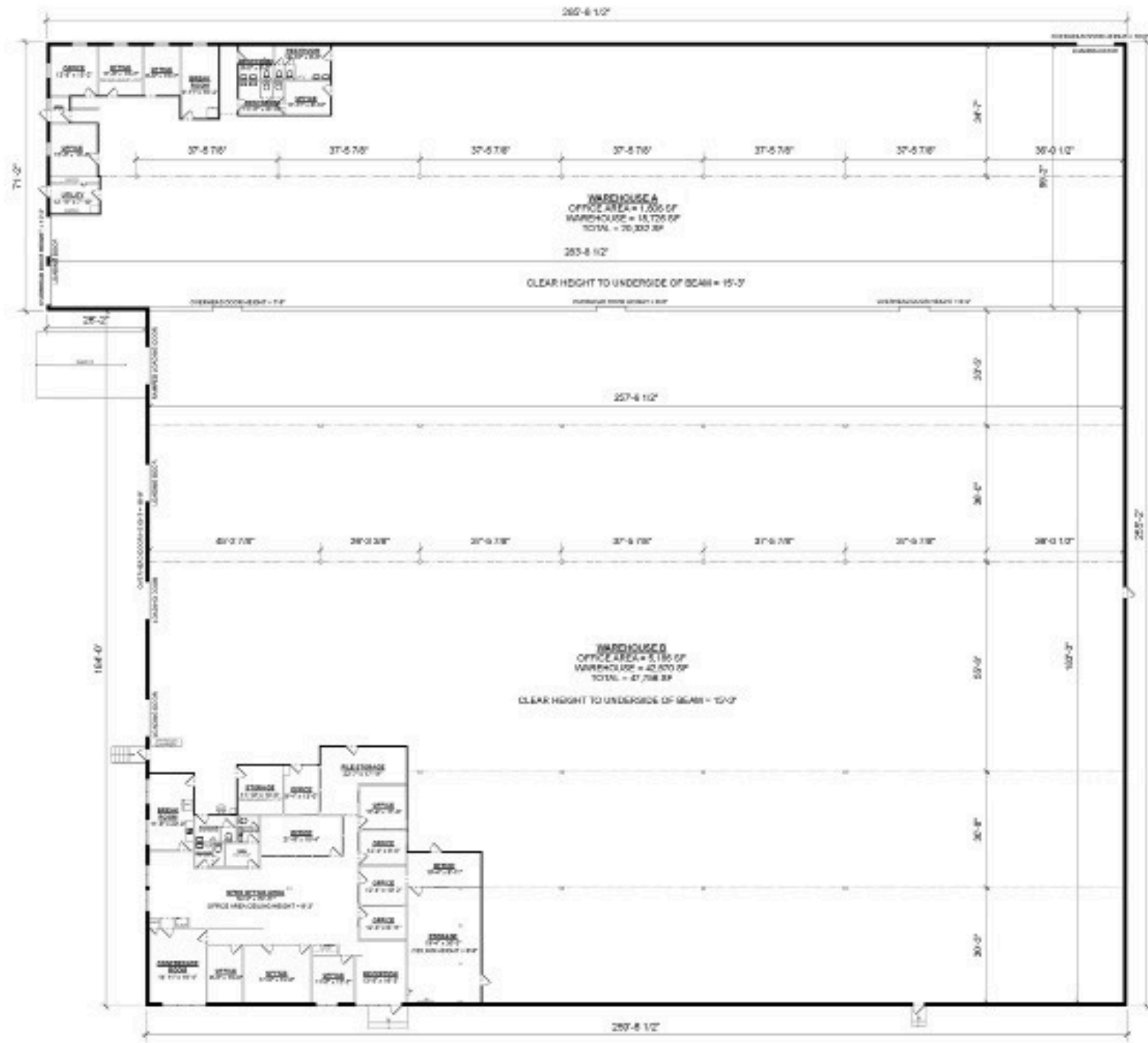


# PHOTOS

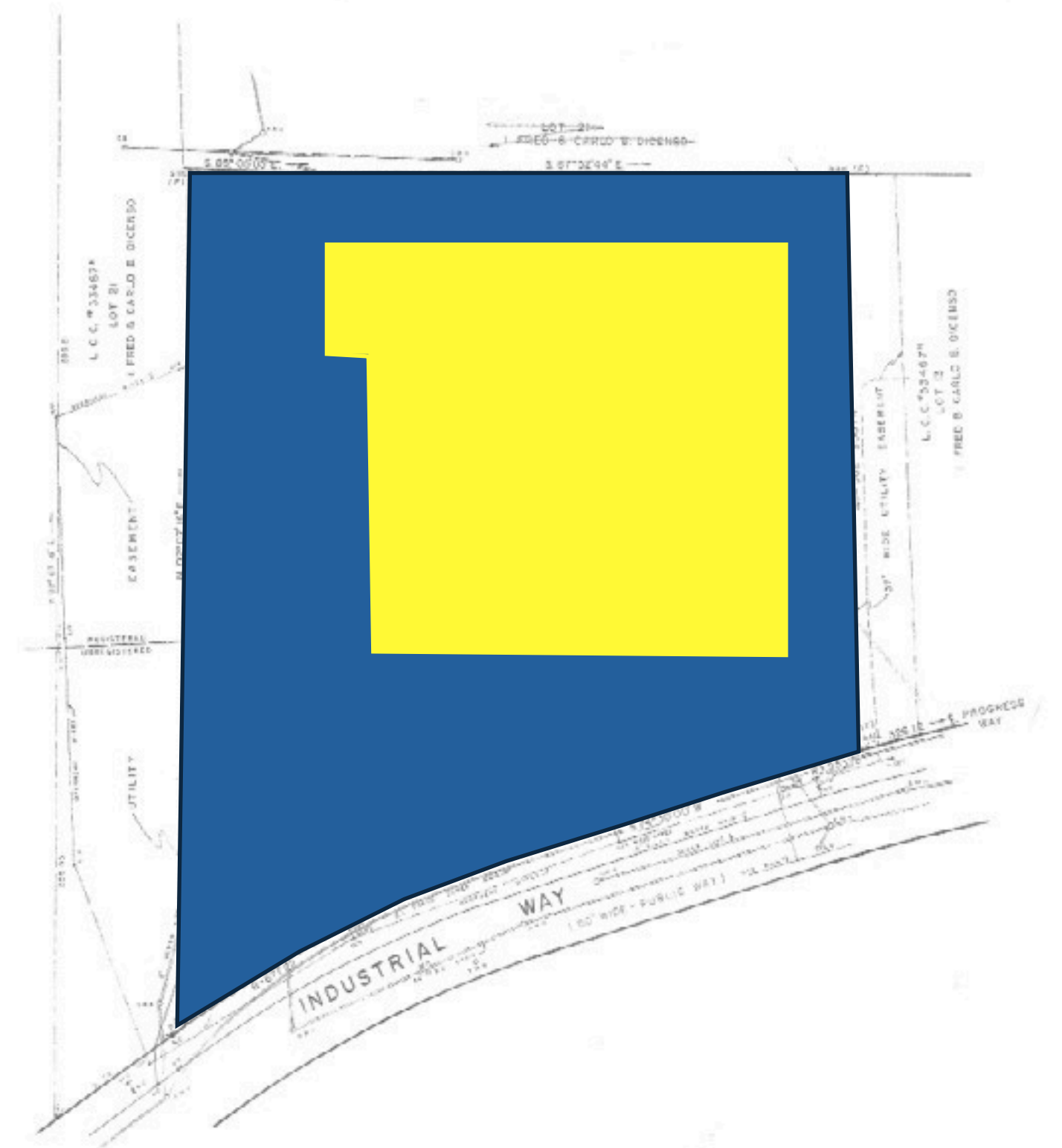




# FLOOR PLAN

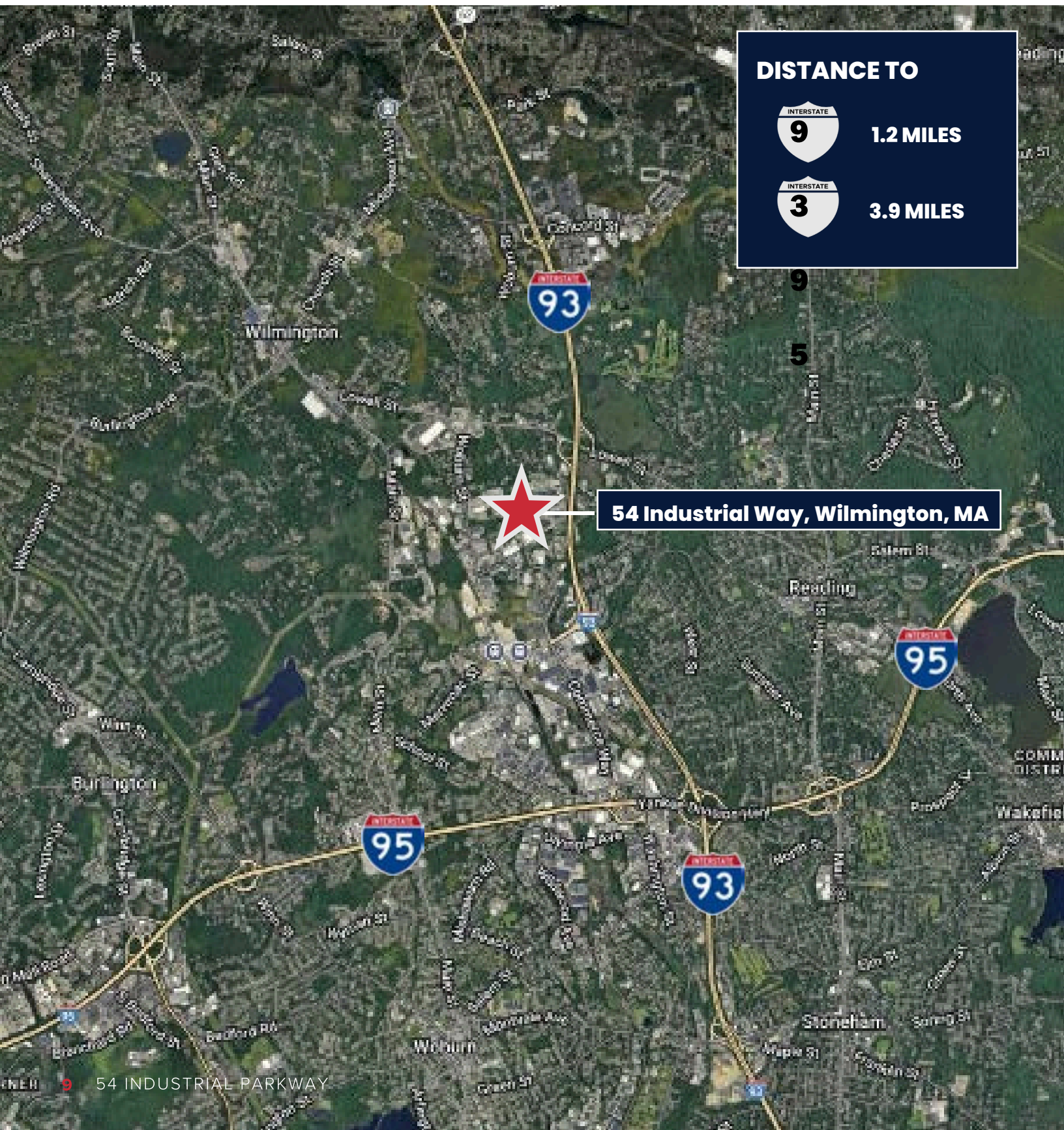


# SITE PLAN

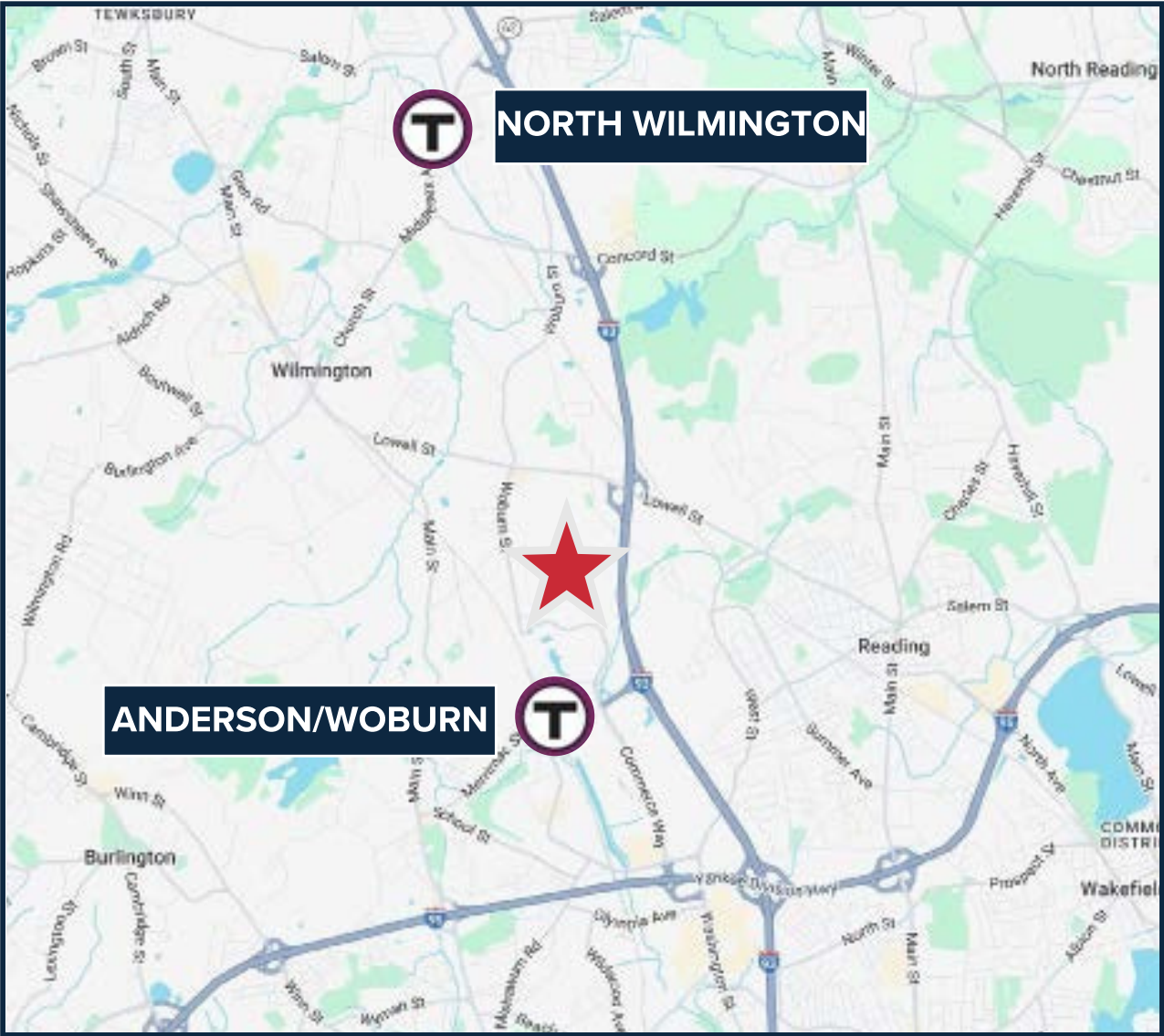


# LOCATION OVERVIEW

## HIGHWAY PROXIMITY



# TRANSPORTATION



- Anderson Regional Transportation Center is a transit hub, with Amtrak service to Portland, Maine and MBTA Commuter Rail service to Boston’s North Station and Lowell, Massachusetts, as well as bus service to Logan International Airport and Manchester-Boston Regional Airport.
- The North Wilmington and Anderson/Woburn are stops on the MBTA Commuter Rail’s Lowell Line.

# DEMOGRAPHICS

23,195	42.1 YRS	\$161,473	\$646,200
POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME	MEDIAN PROPERTY VALUE

\*Data Source: Data USA



# AREA AMENITIES



**BOSTON**



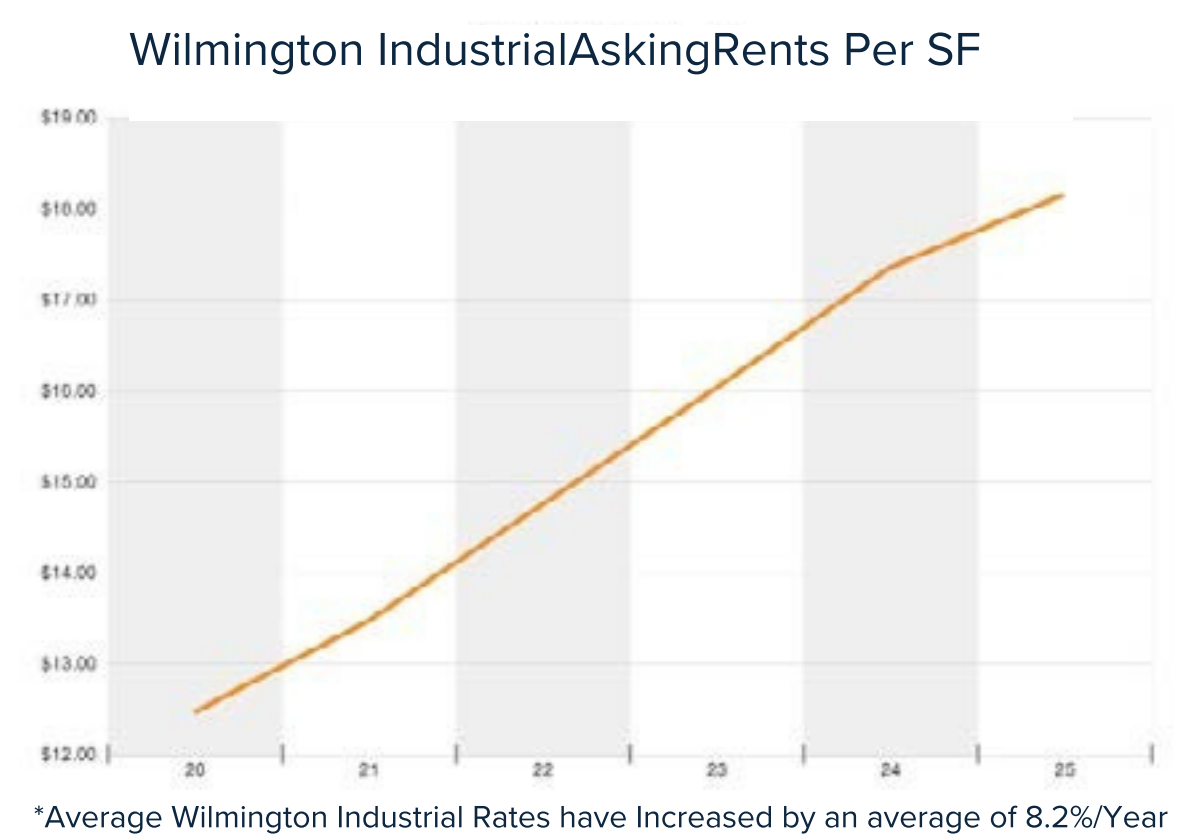
**54 Industrial Way, Wilmington, MA**





# MARKET OVERVIEW

## Wilmington Industrial Vacancy Rate 9.2%



## ROUTE 128 NORTH INDUSTRIAL MARKET

54 Industrial Way is located in Boston’s Route 128 North submarket, one of the lowest vacancy and most supply constrained industrial markets in the country. The Route 128 North submarket has historically been the tightest industrial submarket in the greater Boston area due to the lack of developable land and its strategic distribution location at the junction of I-95 and I-93 providing great access to Boston’s densest suburbs and a short drive to the urban core. The submarket also benefits from Boston’s position as the world’s leading life science cluster.

### CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY & DISCLAIMER. All materials and information provided by The Stubblebine Company/CORFAC International, its directors, officers, agents, advisors, and/or affiliates (collectively, “Broker”), and/or the owner of the property, its or their trustees, beneficiaries, directors, officers, agents, advisors, and/or affiliates (collectively, “Owner”), are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters. Neither Broker nor Owner makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. Neither Broker nor Owner will investigate or verify any such matters or conduct due diligence for a party unless otherwise expressly agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Neither Broker nor Owner makes any warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Neither Broker nor Owner serves as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Stubblebine Company/CORFAC International in compliance with all applicable fair housing and equal opportunity laws.

7273905.2

## Unparalleled Local Expertise

**FOR MORE INFORMATION,  
PLEASE CONTACT:**  
Micah Stubblebine  
Principal  
978-265-8101

