

54 INDUSTRIAL WAY

WILMINGTON, MA

68,088 SF INDUSTRIAL BUILDING
FOR SALE





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FOR MORE INFORMATION, PLEASE CONTACT:

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THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

EXECUTIVE SUMMARY

THE OFFERING

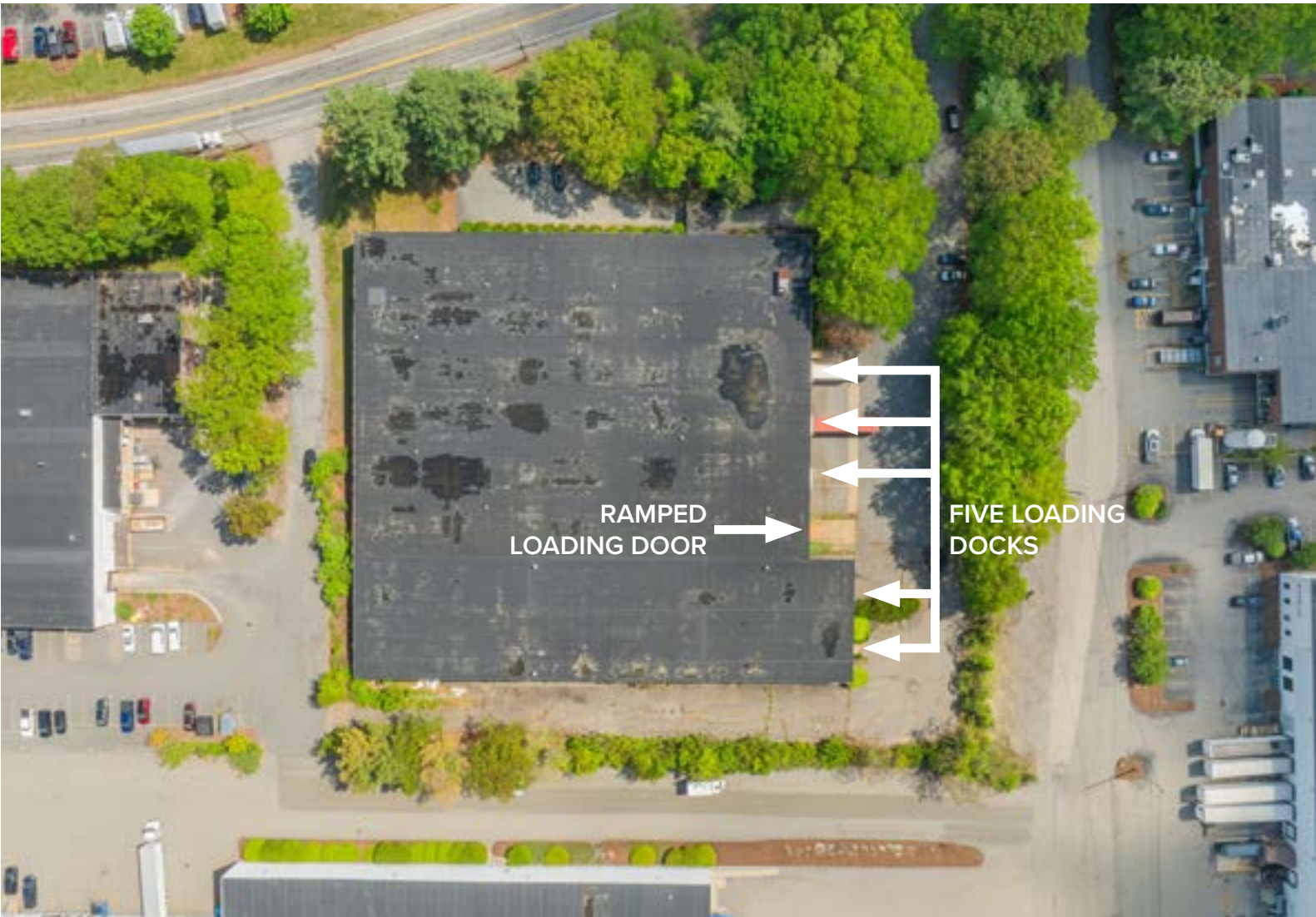
As the exclusive agent, The Stubblebine Company/CORFAC International is pleased to offer 54 Industrial Way, Wilmington MA (the “Property”) for sale, a 68,088 SF industrial building on 4.05 Acres. 54 Industrial Way is located in Boston’s Route 128 North market, one of the lowest vacancy and most supply 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

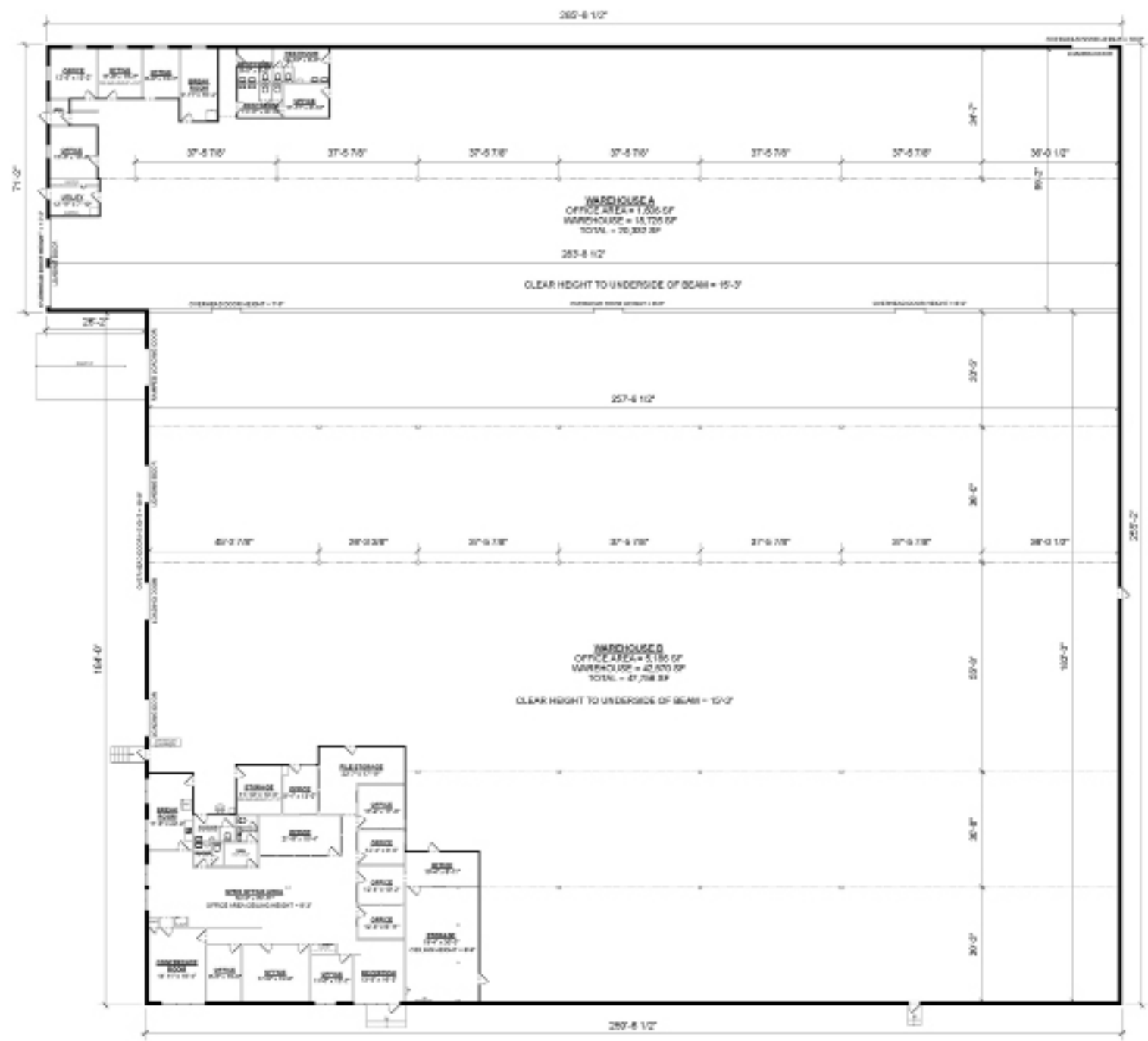
PROPERTY SUMMARY	
ADDRESS	54 Industrial Parkway, Wilmington, MA
BUILDING AREA	68,088 SF
WAREHOUSE	61,295 SF
OFFICE	6,793 SF
LAND AREA	4.05 Acres
LOADING	Five (5) Loading Docks and One (1) Ramped Overhead Door
CEILING HEIGHT	15'3" Clear
ZONING	General Industrial
ELECTRIC	1200 Amps, 120-208 Volt, 3 Phase,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



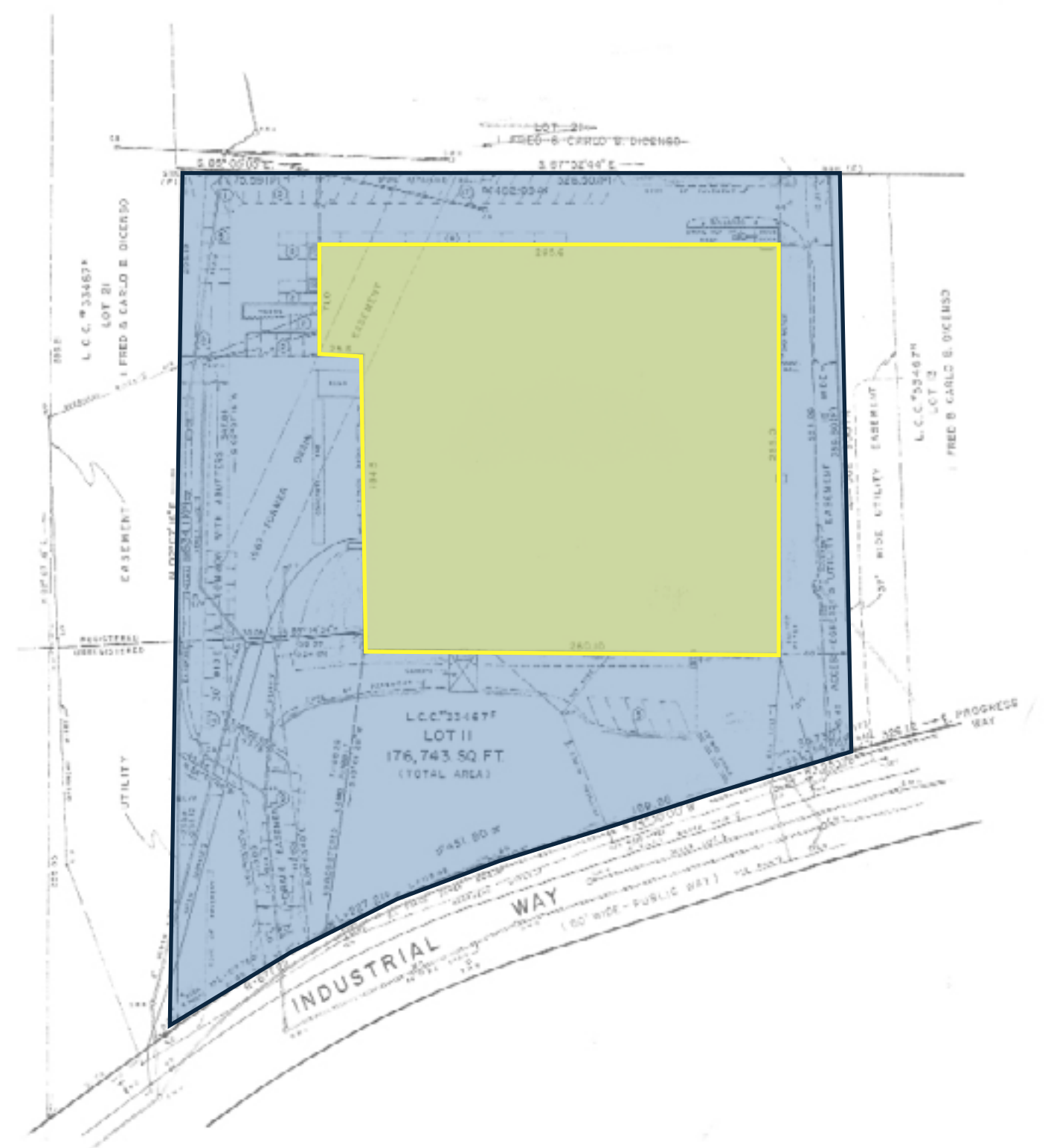
PHOTOS



FLOOR PLAN

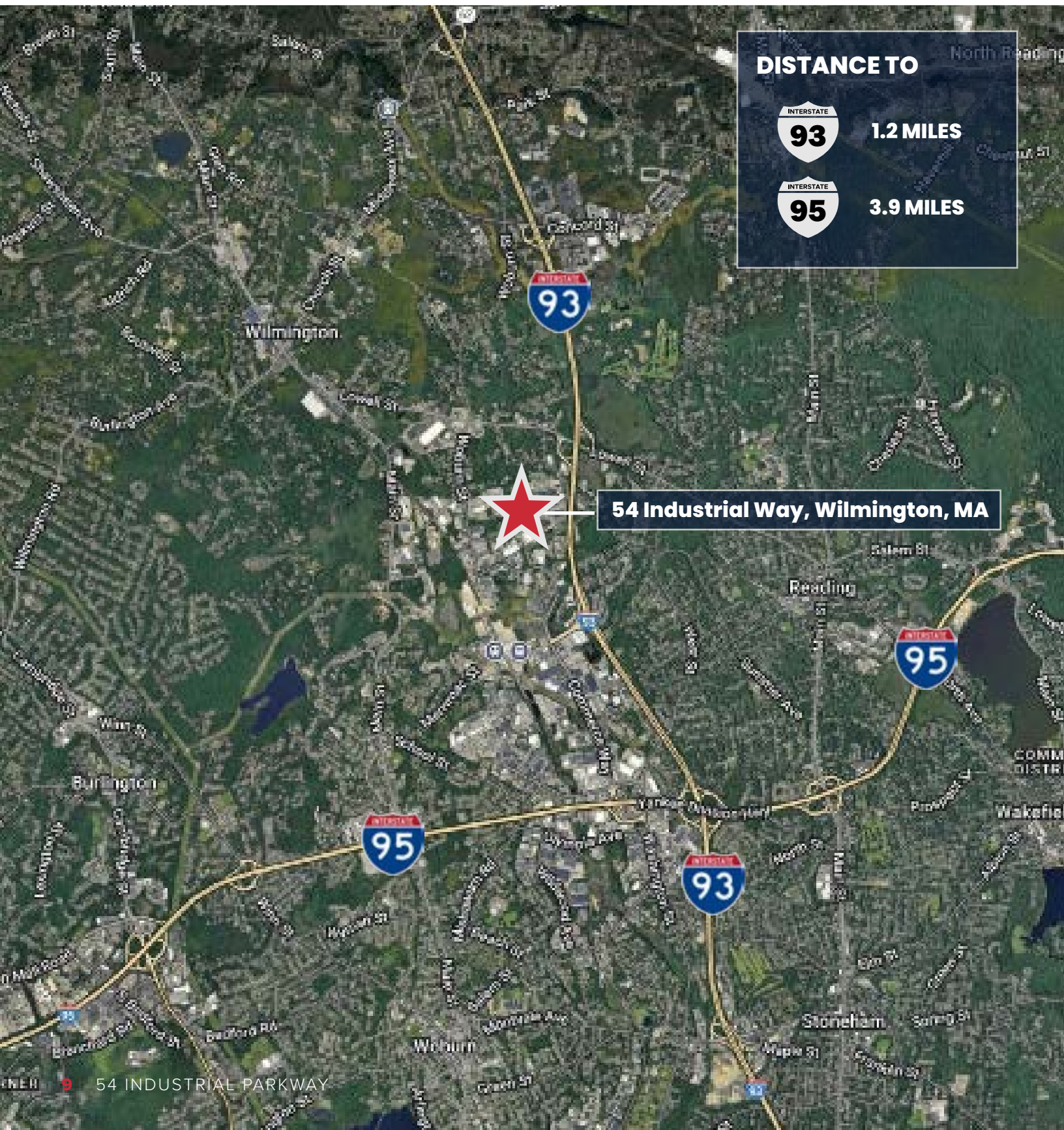


SITE PLAN

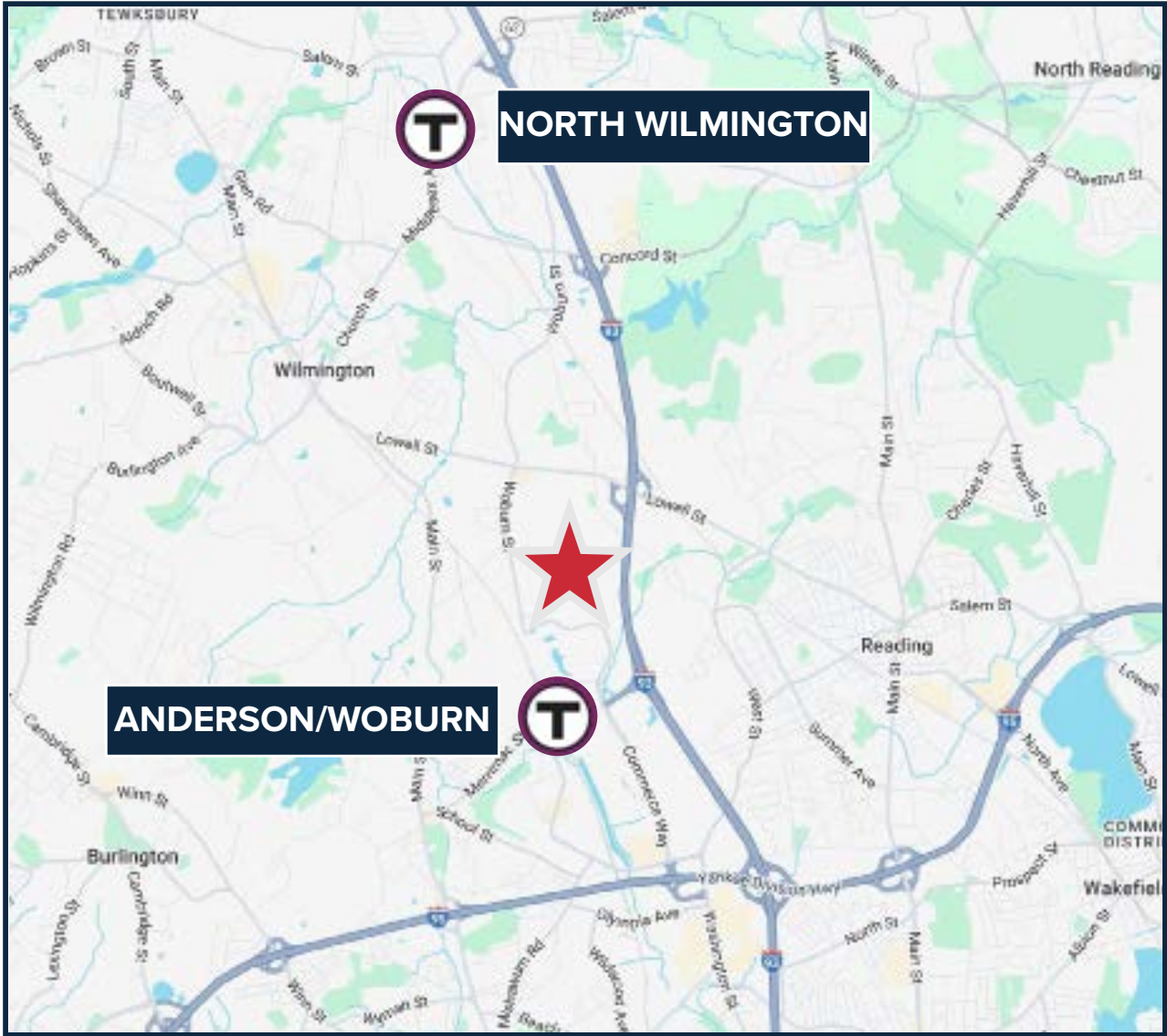


LOCATION OVERVIEW

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

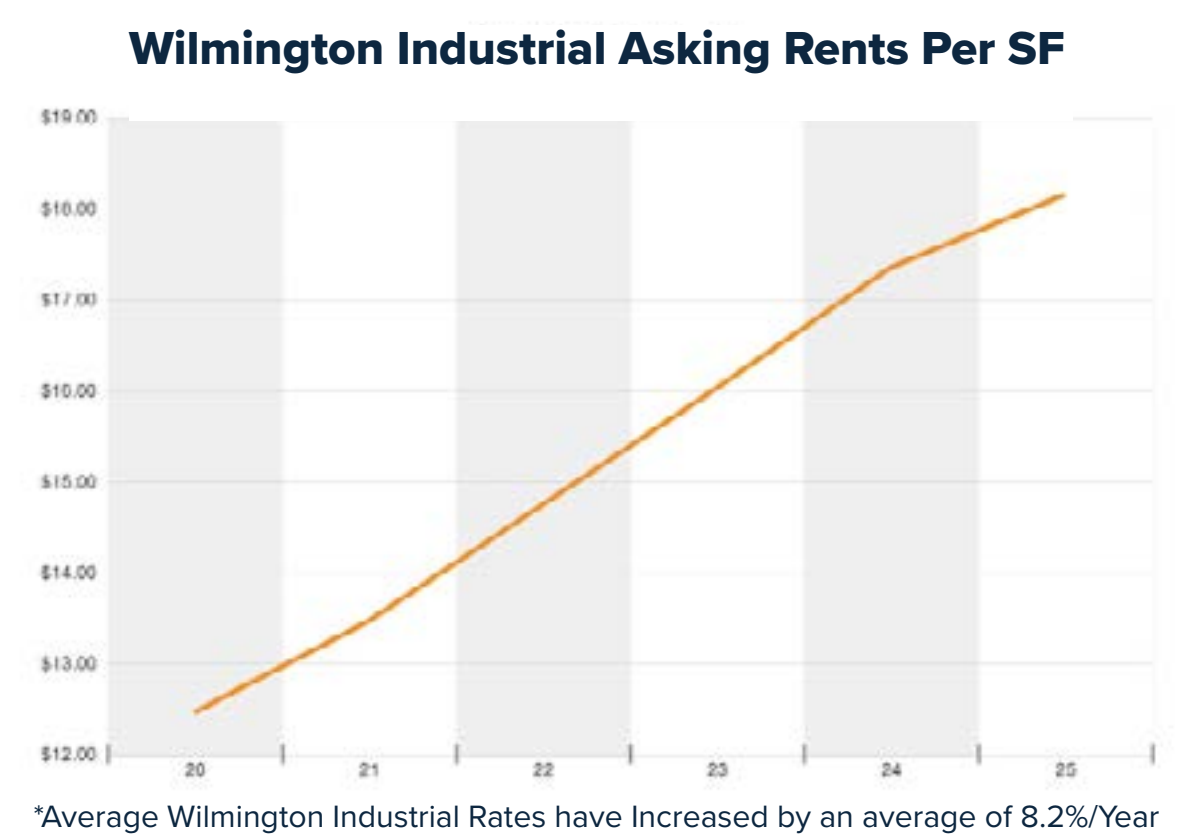
*Data Source: Data USA

AREA AMENITIES



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.

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Unparalleled Local Expertise

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