



54 INDUSTRIAL WAY

WILMINGTON, MA

FOR LEASE | 20,208 SF - 48,050 SF INDUSTRIAL SPACE

- Subdividable to 20,208 SF and 32,065 SF
- 1.5 miles to Interstate 93
- 3 miles to Interstate 95 / Route 128
- 7 miles to Route 3

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL



BOSTON

Hilton
HOTELS & RESORTS



CHIPOTLE

TARGET

MARRIOTT

Red Roof

DSW
DESIGNER SHOE WAREHOUSE

DAVE & BUSTERS

CAVA

CAFFE NERO

Jake o' Joe's
ALWAYS A GOOD CALL

LOWE'S

Surf
SEAFOOD

HomeGoods

enterprise

TJ-MAXX

Holiday Inn

Panera
BREAD

MARKET BASKET

DAVE'S HOT CHICKEN

SHAKE SHACK

54 Industrial Way, Wilmington, MA

PROPERTY DESCRIPTION

48,050 SF Industrial Space for Lease within Boston's Route 128 North Market

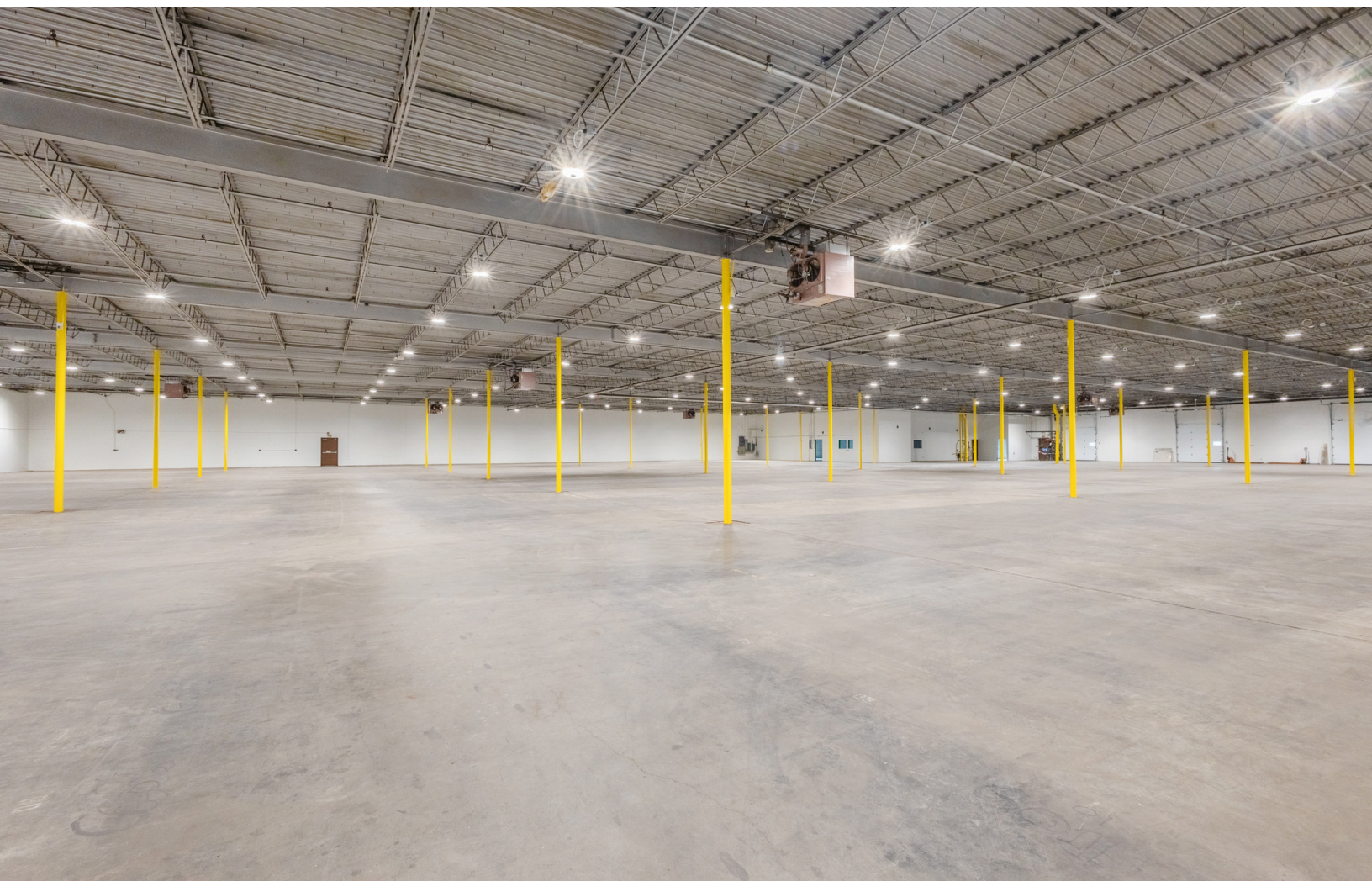
PROPERTY HIGHLIGHTS

- Heavy Power
- Brand new LED lighting
- Brand new loading doors
- Additional sitework and landscaping underway
- 1.5 miles to Interstate 93
- 3 miles to Interstate 95 / Route 128

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	23,838	70,019	325,820
Total Population	62,825	183,220	837,520
Average HH Income	\$169,910	\$165,786	\$166,160

PROPERTY SPECIFICATIONS

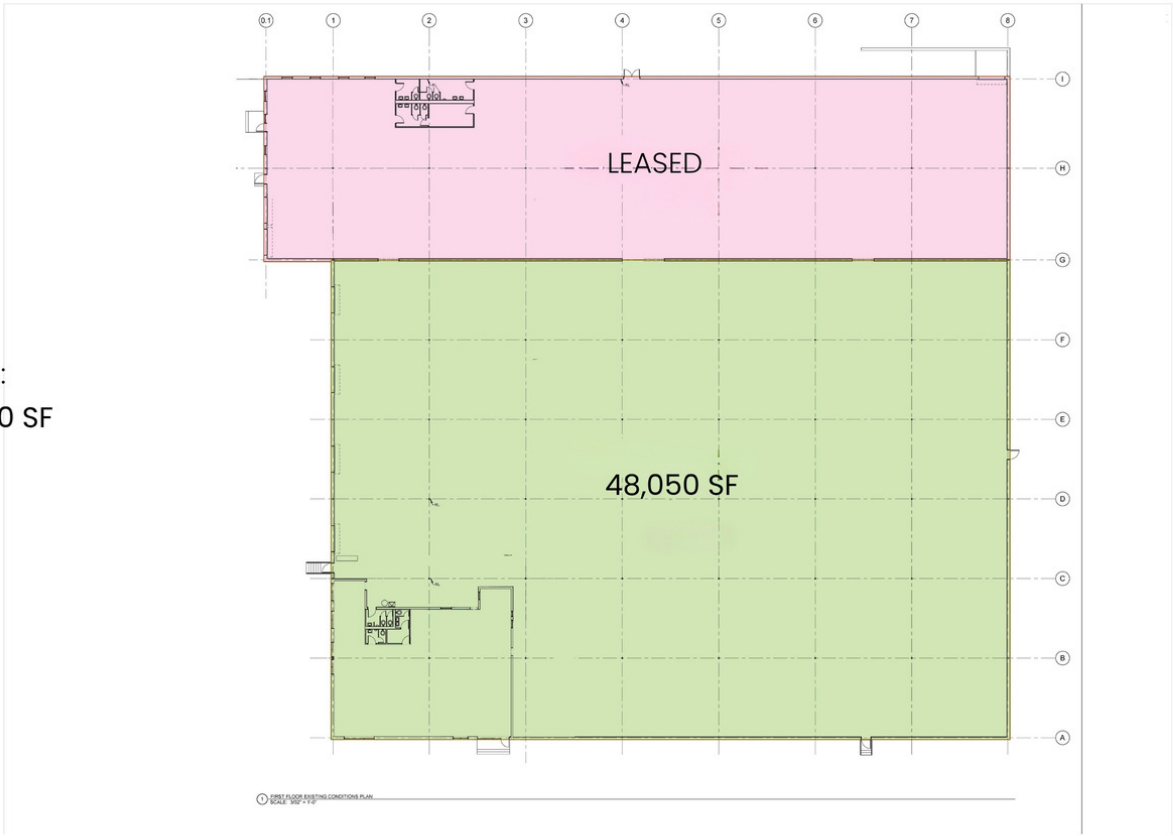
Total Building Size:	68,088 SF
Available Space:	48,050 SF
Subdividable to:	20,208 SF 32,065 SF
Total Land Area:	4.05 AC
Loading:	Three (3) Loading Docks One (1) Ramped Overhead Door
Power:	1200 Amp, 120-208 Volt, 3 Phase, 4 Wire
Ceiling Height:	15'9" to the joist
Zoning:	General Industrial
Construction:	Masonry with Steel Frame
Sewer & Water:	City
Heat:	Gas
Roof:	Rubber
Sprinkler:	Wet Systems
Available:	Immediately
Rental Rate:	Market



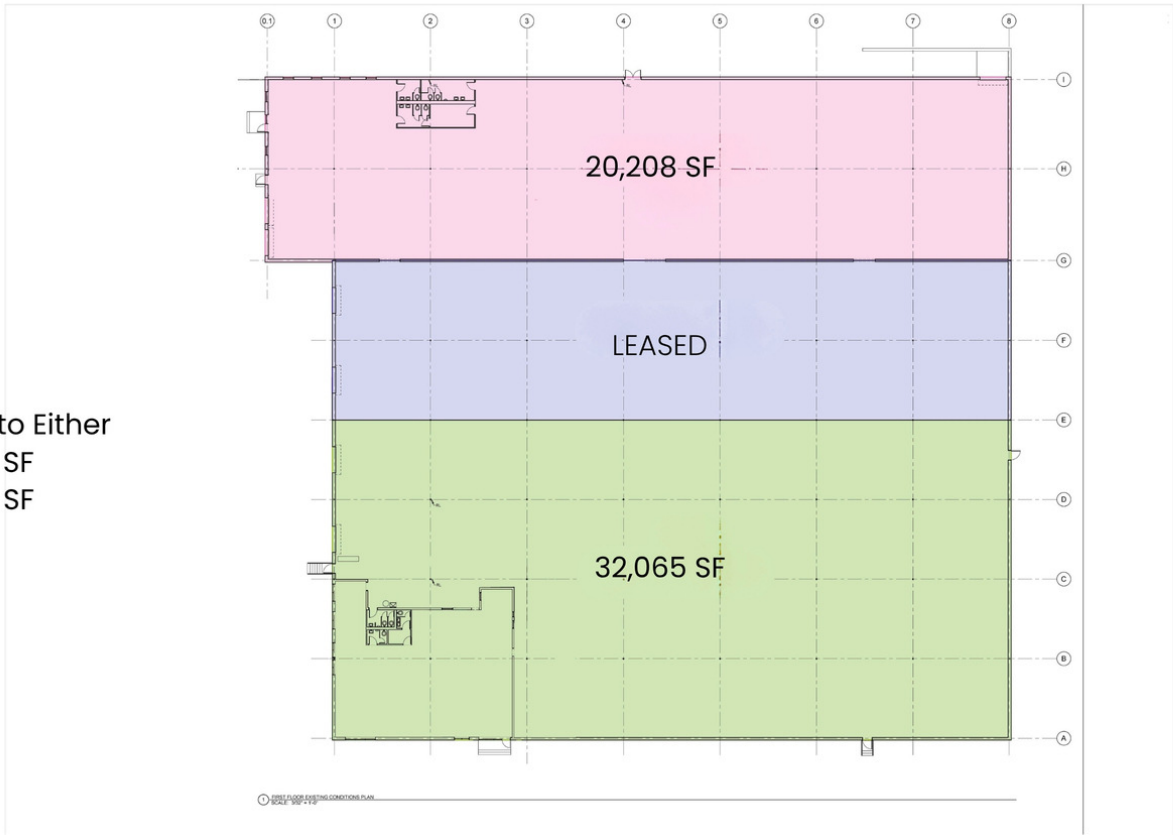


FLOOR PLANS

OPTION A:
48,050 SF

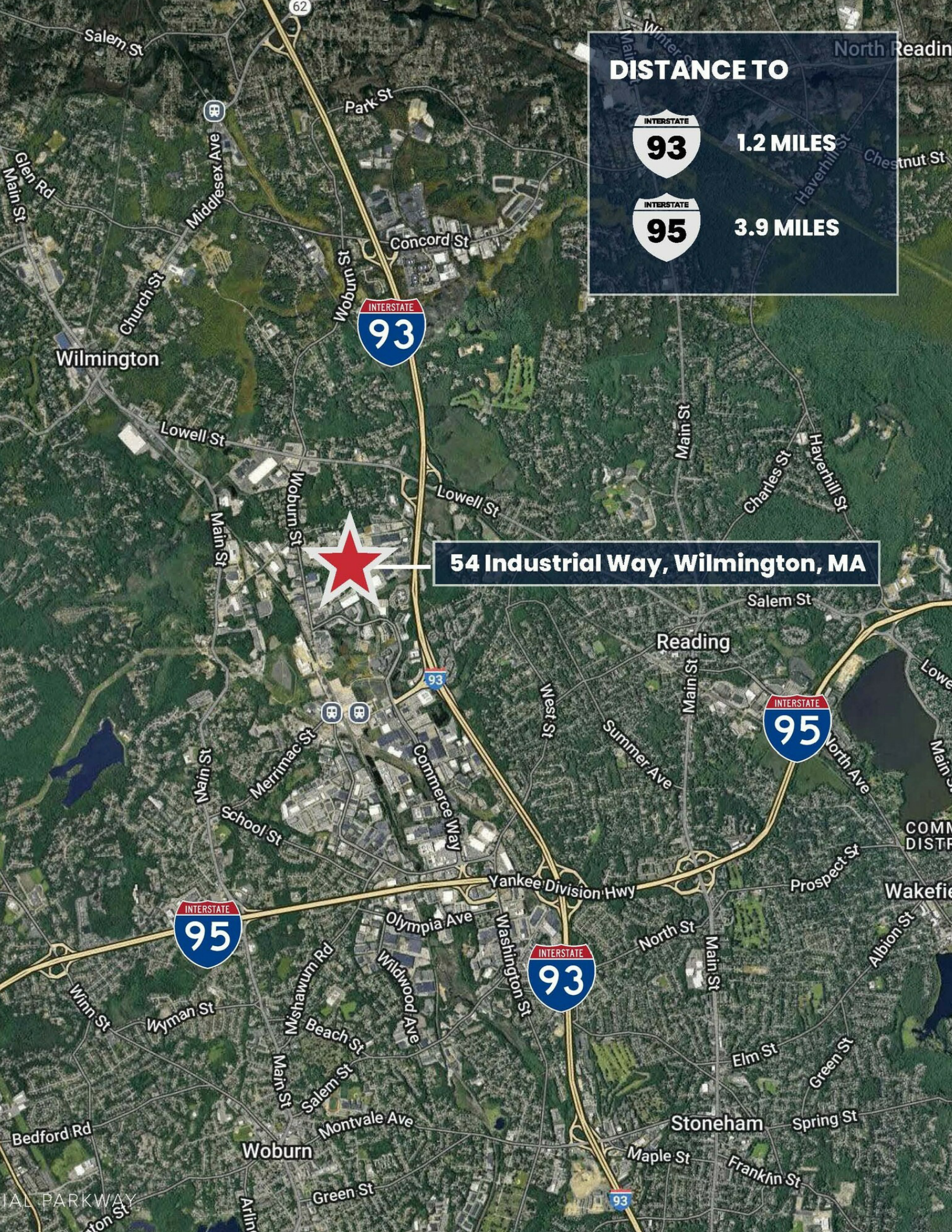


OPTION B:
Subdivide to Either
20,208 SF
32,065 SF



SITE PLAN





DISTANCE TO



1.2 MILES



3.9 MILES

54 Industrial Way, Wilmington, MA

54 INDUSTRIAL WAY

WILMINGTON, MA

FOR LEASE | 20,208 SF - 48,050 SF INDUSTRIAL SPACE

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