

# 7 STATE ST

WOBURN, MA

AC FOR LEASE 27 6 0 Ε ZER W A R ΕH 0 USE В U DING O N 76 9 R Ε L

- 18'-40' Clear Height10,000 SF Refrigerated/Freezer Space
- 1,000 Amps





## PROPERTY DESCRIPTION

27,609 SF Freezer Warehouse Building on 1.76 AC for Lease

## **PROPERTY HIGHLIGHTS**

- 1.2 Miles from Route 1-95
- 2.1 Miles from Route I-93
- 3.2 Miles from Route 3
- 40' Clear height within the freezer space
- Building floorplan ratio 80:20 warehouse to office space

#### SPACE CONFIGURATION:

- Flex/Office Space: 5,000 SF
- 32' Clear Freezer Space: 10,000 SF
- 18' Clear Warehouse Space: 12,500 SF

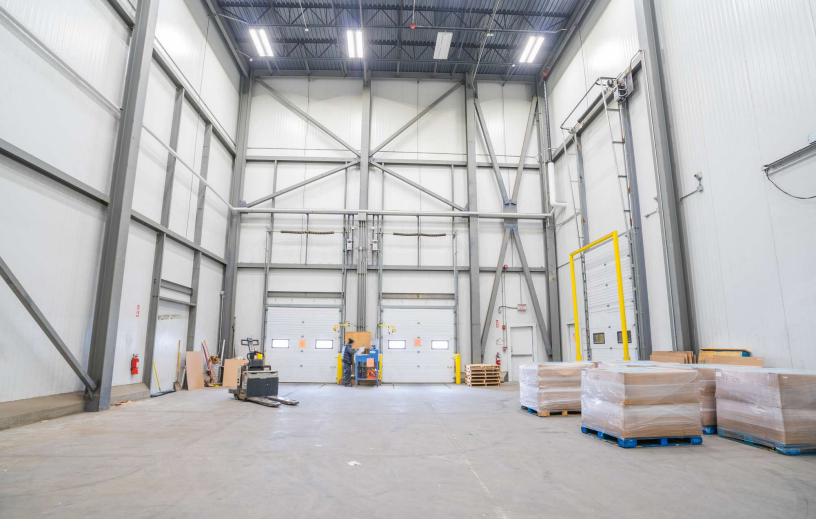
# PROPERTY SPECIFICATIONS

Building Size:	27,609 SF		
*Available Space:	27,609 SF		
Lot Size:	1.76 AC		
Loading Docks:	Two (2)		
Drive-In Doors	One (1)		
Power:	1,000 Amps		
Lease Rate:	Market		
Clear Height:	18'-40'		
*Building Available:	7/1/2026		

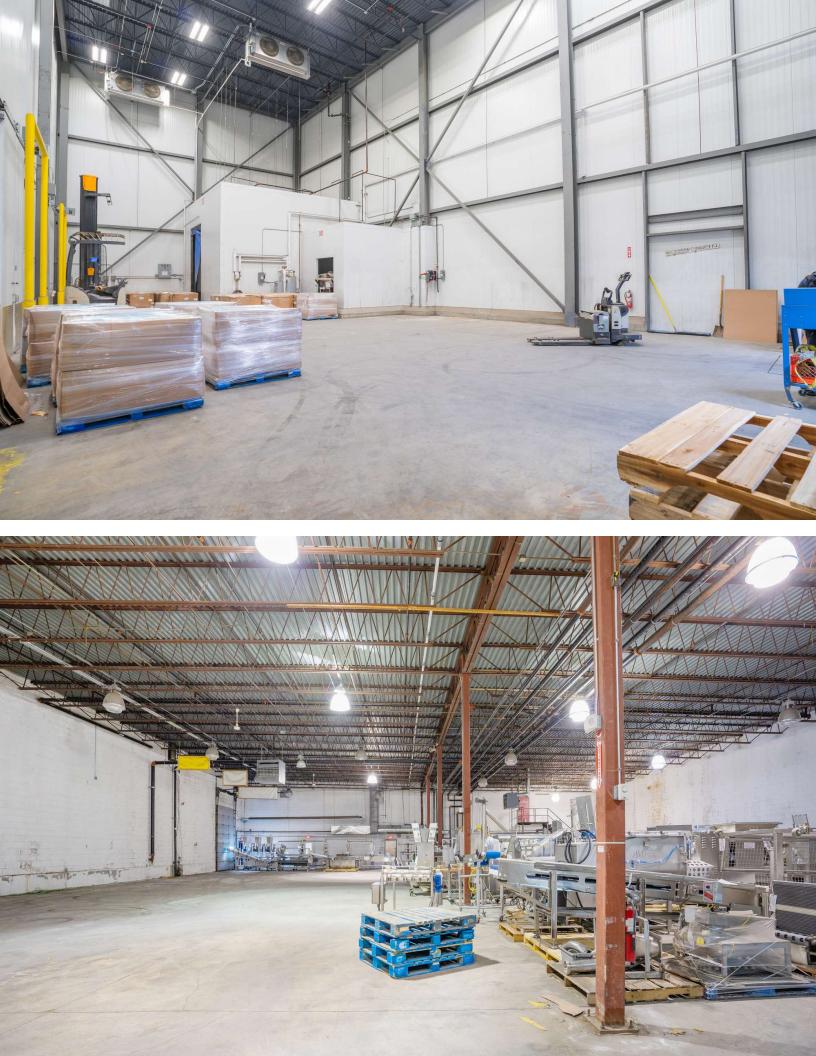
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	37,007	78,356	518,090
Total Population	93,166	203,751	1,297,500
Average HH Income	\$166,363	\$187,960	\$161,562











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FOR LEASE | 27,609 SF INDUSTRIAL WAREHOUSE ON 1.76 AC

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