

BOSTON
19 MILES | 30 MINS



4 MILES
10 MINUTES



4 MILES
10 MINUTES

WOBURN
3 MILES | 7 MINS



12 MILES
20 MINUTES



2.7 MILES
8 MINUTES

DUNKIN'



Wilmington Plaza

PODS
Moving & Storage

62

CHEP
A Brambles Company

38



MBTA Commuter Rail
Wilmington Station

SACCO'S
SPECIALIZED
MOVING

BANK OF AMERICA

62

1 BURLINGTON AVENUE

WILMINGTON, MA

FOR LEASE | 57,200 SF CLASS A 17'7" CLEAR DISTRIBUTION SPACE

- 4 Tailboard and 2 Drive in Doors
- Located at the intersection of Routes 38, 129, and 62
- Adjacent to Wilmington MBTA Station
- 1 Acre Exclusive Paved Area
- Subdividable to 30,000 SF

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

57,200 SF of Class A 17'7" Clear Distribution Space for Lease

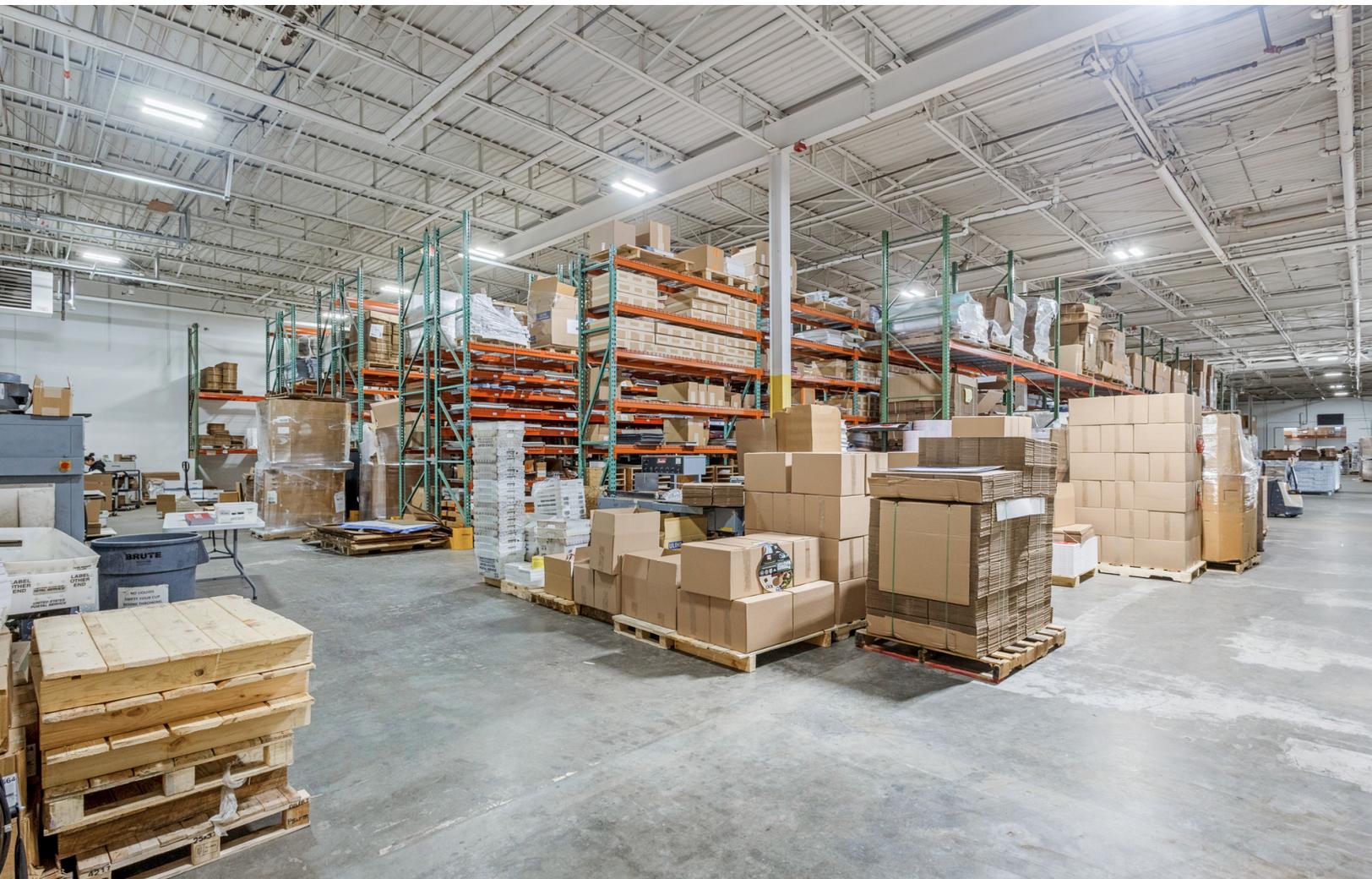
PROPERTY HIGHLIGHTS

- Subdividable to 30,000 SF
- Located at the intersection of Routes 38, 129, and 62
- Adjacent to MBTA commuter rail
- 1 acre exclusive paved area
- Situated on a 29 AC lot
- Availability: 7/1/2026
- 4 tailboard and 2 drive in doors

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,619	58,560	249,612
Total Population	50,746	156,413	660,540
Average HH Income	\$189,005	\$173,246	\$169,723

PROPERTY SPECIFICATIONS

Building Size:	454,000 SF
Available SF:	57,200 SF Subdividable to 30,000 SF
Land Area:	28.98 AC
Zoning:	Industrial
Clear Height:	17'7" Clear
Tailboard:	Four (4) Tailboards
Drive-In Doors:	Two (2) Drive in Doors
Columns:	30' X 30'
Electric:	400 Amps; 3 Phase
Construction:	Block and Steel
Heating:	Gas-fired
Life Safety:	Wet System
Parking:	1 Acre Exclusive Paved Area
Lease Rate:	Market





Steven M. Hovell, Inc.
 Consulting Engineers
 115 South Street
 Wilmington, MA 01897
 Phone: 978.233.8800
 Fax: 978.233.8801
 Email: Steve.Hovell@smhinc.com

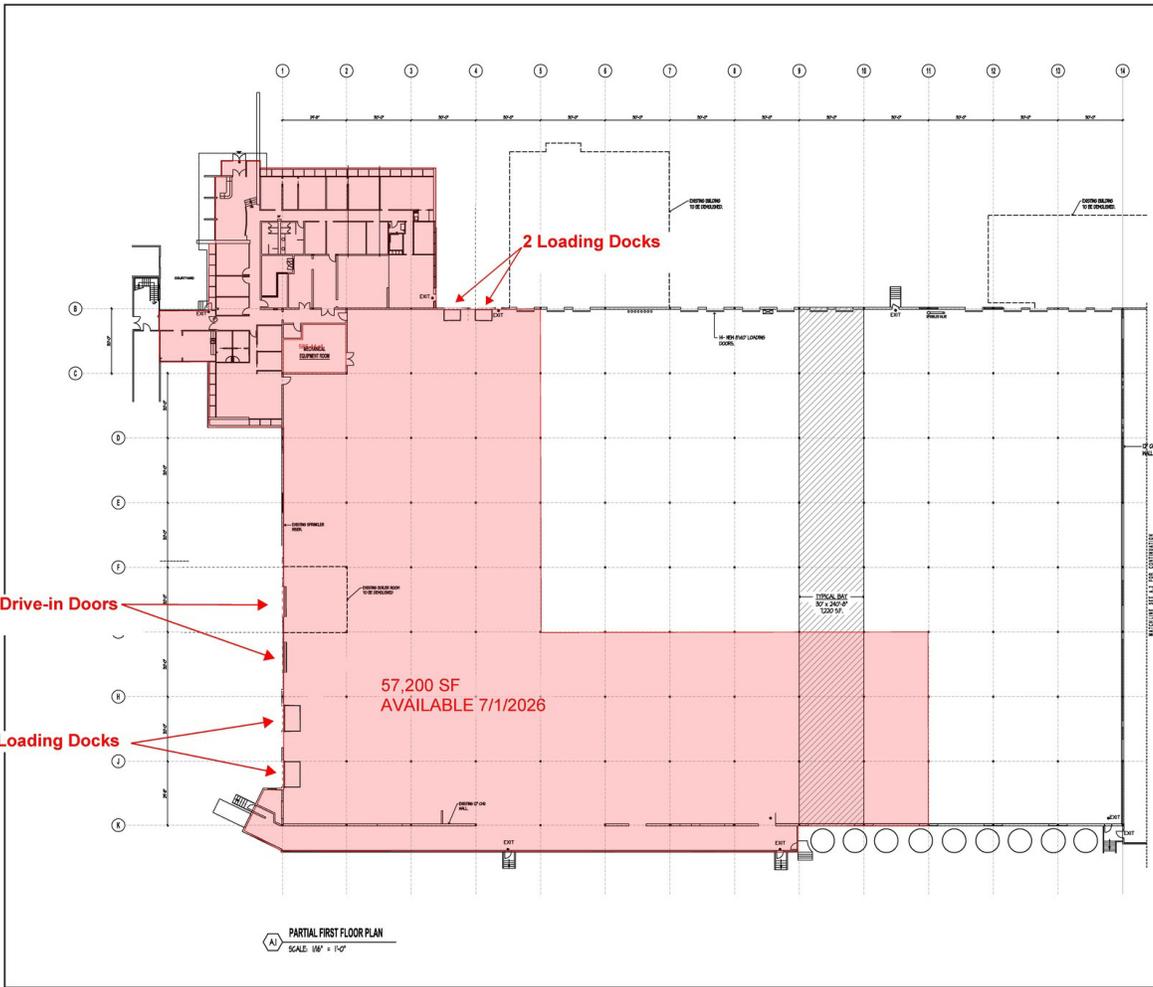


GFI Big Box, L.L.C.
 One Burlington Avenue
 Wilmington, MA 01897

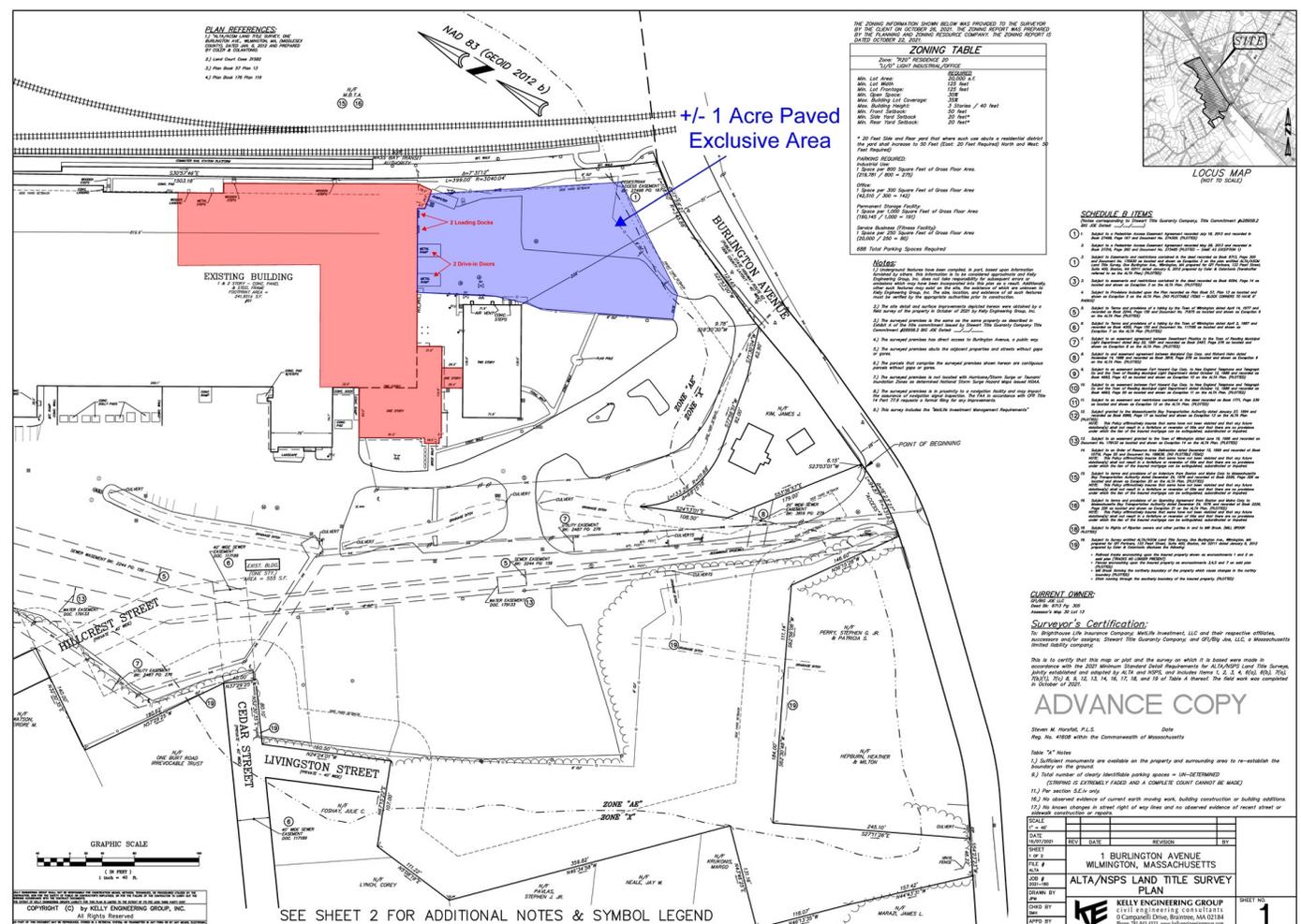
PROPOSED DEVELOPMENT
 115 BURLINGTON AVENUE
 WILMINGTON, MASSACHUSETTS

PARTIAL FLOOR PLAN

SCALE: 1/8" = 1'-0"
 DATE:
 DRAWN BY:
 945
 SHEET NO.: A.1



PARTIAL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



ZONING TABLE

Zone	Year	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Depth	Minimum Lot Width	Minimum Lot Setback
LI-1	2002	250 sq ft	25 ft	25 ft	25 ft	25 ft
LI-2	2002	500 sq ft	30 ft	30 ft	30 ft	30 ft
LI-3	2002	1000 sq ft	40 ft	40 ft	40 ft	40 ft
LI-4	2002	2000 sq ft	50 ft	50 ft	50 ft	50 ft
LI-5	2002	5000 sq ft	75 ft	75 ft	75 ft	75 ft
LI-6	2002	10000 sq ft	100 ft	100 ft	100 ft	100 ft

- SCHEDULE B ITEMS**
1. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A.
 2. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 10 feet.
 3. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 15 feet.
 4. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 20 feet.
 5. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 25 feet.
 6. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 30 feet.
 7. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 35 feet.
 8. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 40 feet.
 9. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 45 feet.
 10. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 50 feet.
 11. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 55 feet.
 12. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 60 feet.
 13. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 65 feet.
 14. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 70 feet.
 15. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 75 feet.
 16. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 80 feet.
 17. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 85 feet.
 18. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 90 feet.
 19. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 95 feet.
 20. All items listed in this schedule shall be subject to the same requirements as those listed in Schedule A, except that the maximum height shall be 100 feet.

SURVEYOR'S CERTIFICATION:
 I, Steven M. Hovell, P.E., do hereby certify that this map or plan and the survey on which it is based were made in accordance with the 2002 Uniform Land Use Regulation Act (ULURF) of the State of Massachusetts, Chapter 40A, Section 27B, and the rules and regulations promulgated thereunder, and that I am a duly licensed Professional Engineer in the State of Massachusetts.

ADVANCE COPY

Steven M. Hovell, P.E. Date: _____
 Reg. No. 41808 within the Commonwealth of Massachusetts

Surveyor's Certification:
 I, Steven M. Hovell, P.E., do hereby certify that this map or plan and the survey on which it is based were made in accordance with the 2002 Uniform Land Use Regulation Act (ULURF) of the State of Massachusetts, Chapter 40A, Section 27B, and the rules and regulations promulgated thereunder, and that I am a duly licensed Professional Engineer in the State of Massachusetts.

ADVANCE COPY

Scale: 1/8" = 1'-0"

DATE: 11/17/2021
 REV: 11/17/2021
 REVISION: _____

PROJECT: 115 BURLINGTON AVENUE
 WILMINGTON, MASSACHUSETTS

ALTA/NSPS LAND TITLE SURVEY PLAN

DATE: 11/17/2021
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 11/17/2021
 DRAWN BY: _____
 CHECKED BY: _____

STEVEN M. HOVELL ENGINEERING GROUP
 115 SOUTH STREET
 WILMINGTON, MASSACHUSETTS 01897
 PHONE: 978.233.8800
 FAX: 978.233.8801
 WWW.SMHINC.COM

SHEET NO. 1

SEE SHEET 2 FOR ADDITIONAL NOTES & SYMBOL LEGEND

BALLARDVALE

125

TEWKSBURY

HIGHWAY PROXIMITY

- INTERSTATE 93** 2.7 MILES
8 MINUTES
- 128** 4 MILES
10 MINUTES
- INTERSTATE 495** 12 MILES
20 MINUTES

BOSTON
19 MILES | 30 MINS

WOBURN
3 MILES | 7 MINS

TJ-maxx **MARKET BASKET**

Anton's CLEANERS **ACE Hardware** **CVS pharmacy**

LOWELL FIVE BANK **STARBUCKS™**

Citizens Bank® **M&T Bank** **Advance Auto Parts**

Santander

62

INTERSTATE 93

38

62 38

★ T

Wilmington

1 BURLINGTON AVE
WILMINGTON, MA

28

PODS Moving & Storage **WILMINGTON BUILDERS SUPPLY CO.** **UNITED STATES POSTAL SERVICE®**

Gentle GIANT MOVING COMPANY **WILMINGTON** **CHEP A Brambles Company**

Eastern Bank JOIN US FOR GOOD **SACCO'S SPECIALIZED MOVING** **DUNKIN'**

OMNI GYM **MBTA Commuter Rail Stop & Parking** **THE UPS STORE**

BANK OF AMERICA **HOMANS ASSOCIATES a waltaco company**

READING

INTERSTATE 93

28

128

BURLINGTON

WOBURN

STONEHAM

1 BURLINGTON AVENUE WILMINGTON, MA

FOR LEASE | 55,000 SF CLASS A 18' CLEAR DISTRIBUTION SPACE

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL