

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

CHEP
A Brambles Company

SACCO'S
SPECIALIZED
MOVING

38



MBTA Commuter Rail
Wilmington Station

BANK OF AMERICA

62

62

1 BURLINGTON AVENUE

WILMINGTON, MA

FOR LEASE | 57,200 SF CLASS A 18' 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

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

57,200 SF of Class A 18' Clear Distribution Space for Lease

PROPERTY HIGHLIGHTS

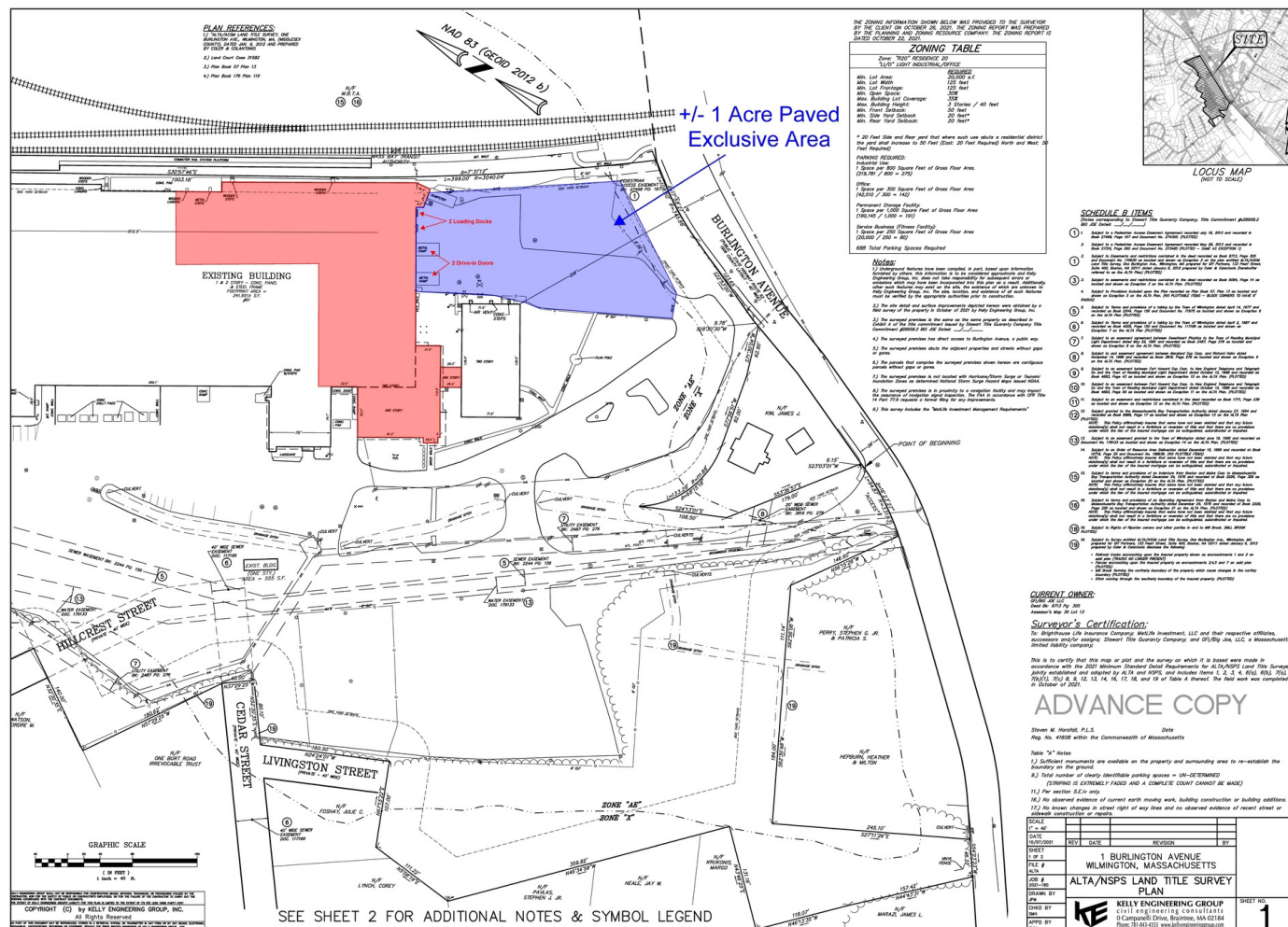
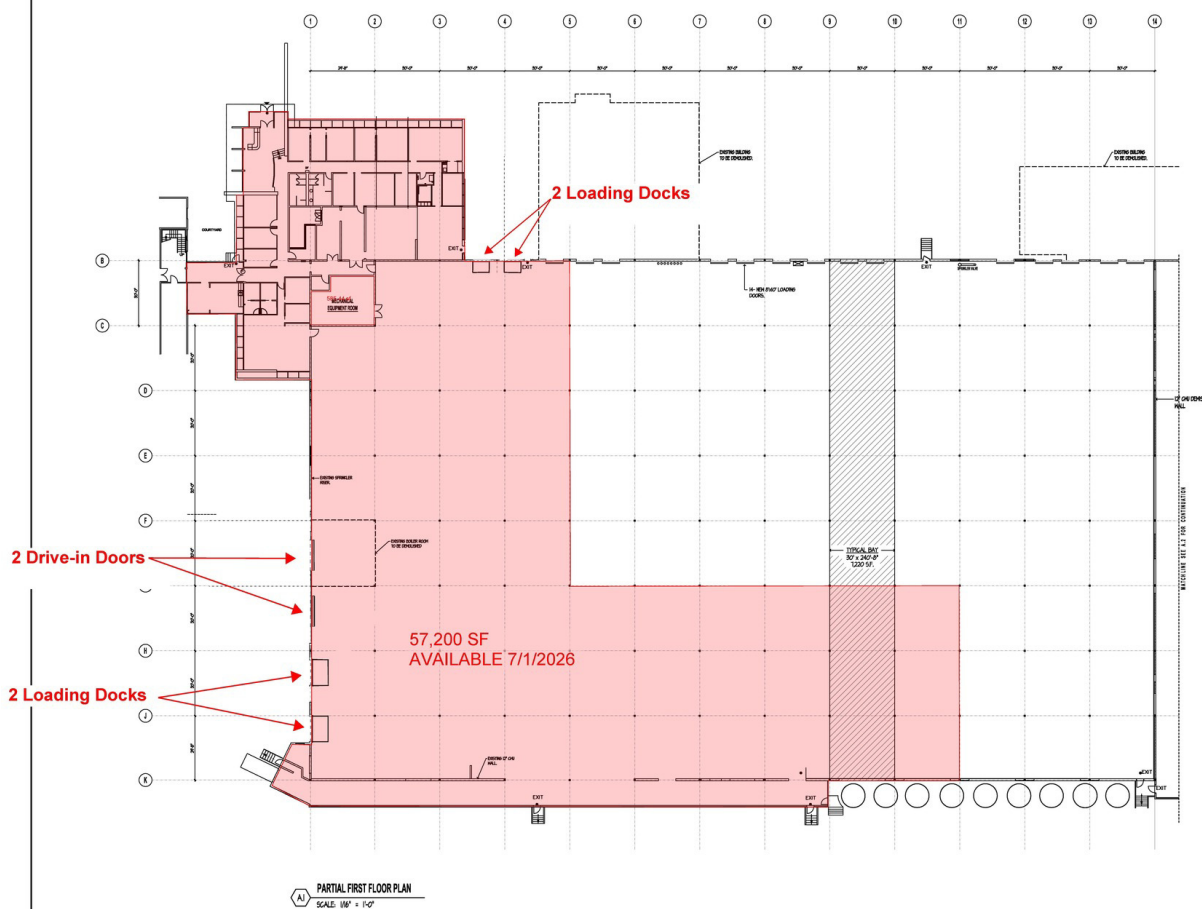
- Subdividable to 30,000 SF
- Located at the intersection of Routes 38, 129, and 62
- Adjacent to MBTA commuter rail
- 1 acre exclusive paved area
- Situated on a 29 AC lot
- Availability: 7/1/2026
- 4 tailboard and 2 drive in doors

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:	18' 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





BALLARDVALE

125

TEWKSBURY

HIGHWAY PROXIMTY



2.7 MILES
8 MINUTES



4 MILES
10 MINUTES



12 MILES
20 MINUTES

BOSTON
19 MILES | 30 MINS

WOBURN
3 MILES | 7 MINS

TJ-maxx

MARKET BASKET

Anton's
CLEANERS
You've never looked better

ACE
Hardware

CVS pharmacy

Santander

LOWELL FIVE BANK
Bank outside the box.

STARBUCKS™

Citizens Bank®

M&T Bank

Advance
Auto Parts

62



38

62

38



Wilmington

1 BURLINGTON AVE
WILMINGTON, MA

28

PODS
Moving & Storage



Eastern Bank
JOIN US FOR GOOD™



BANK OF AMERICA



MBTA Commuter
Rail Stop & Parking

UNITED STATES
POSTAL SERVICE®



CHEP

A Brambles Company

DUNKIN'

THE UPS STORE

HOMANS
ASSOCIATES
a watsco company

READING



28

128

BURLINGTON

WOBURN

STONEHAM

1 BURLINGTON AVENUE

WILMINGTON, MA

FOR LEASE | 57,200 SF CLASS A 18' CLEAR DISTRIBUTION SPACE

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