

BOSTON
19 MILES | 30 MINS



4 MILES
10 MINUTES

128

4 MILES
10 MINUTES

WOBURN
3 MILES | 7 MINS



12 MILES
20 MINUTES



2.7 MILES
8 MINUTES



1 BURLINGTON AVENUE

WILMINGTON, MA

FOR LEASE | 55,000 SF CLASS A 17'7" CLEAR DISTRIBUTION SPACE

- 6 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

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

55,000 SF of Class A 17'7" Clear Distribution space for Lease

PROPERTY HIGHLIGHTS

- 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
- 6 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

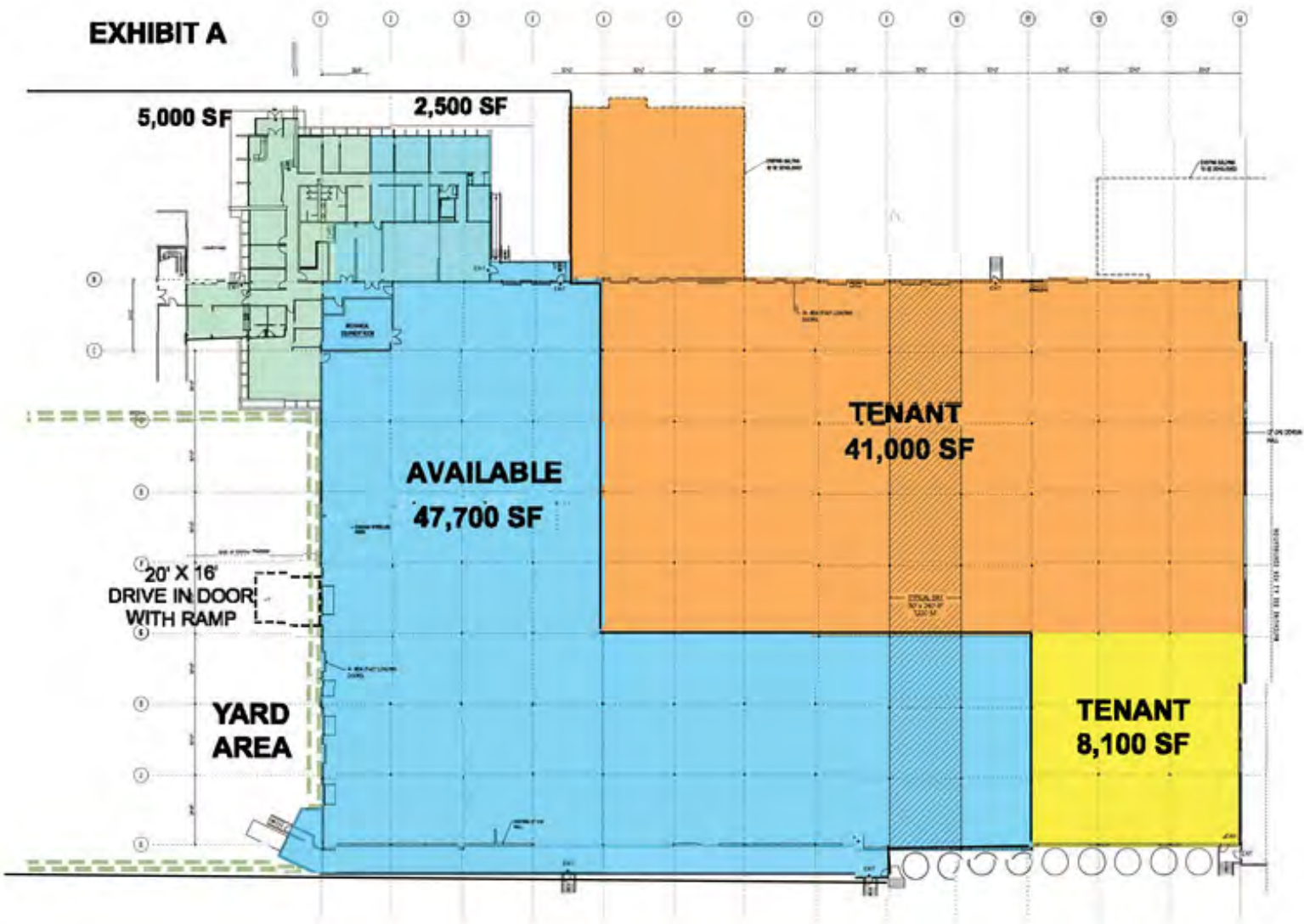
PROPERTY SPECIFICATIONS

Building Size:	454,000 SF
Available SF:	55,000 SF
Land Area:	28.98 AC
Zoning:	Industrial
Clear Height:	17'7" Clear
Tailboard Docks:	Six (6) Tailboard 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 AC paved for product storage and parking
Lease Rate:	Market



FLOOR PLAN

EXHIBIT A



BALLARDVALE

125

TEWKSBURY

HIGHWAY PROXIMITY



2.7 MILES
8 MINUTES



128

4 MILES
10 MINUTES



12 MILES
20 MINUTES

BOSTON

19 MILES | 30 MINS

WOBURN

3 MILES | 7 MINS

129



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 waltco company

TJ-maxx

**Anton's
CLEANERS**
You've never looked better

**ACE
Hardware**

MARKET BASKET

CVS pharmacy

Santander



LOWELL FIVE BANK
Bank outside the box.



STARBUCKS™

Citizens Bank®

M&T Bank

**Advance
Auto Parts**

READING



28



128

BURLINGTON

WOBURN

STONEHAM

1 BURLINGTON AVENUE

WILMINGTON, MA

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

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