

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



# 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

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

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

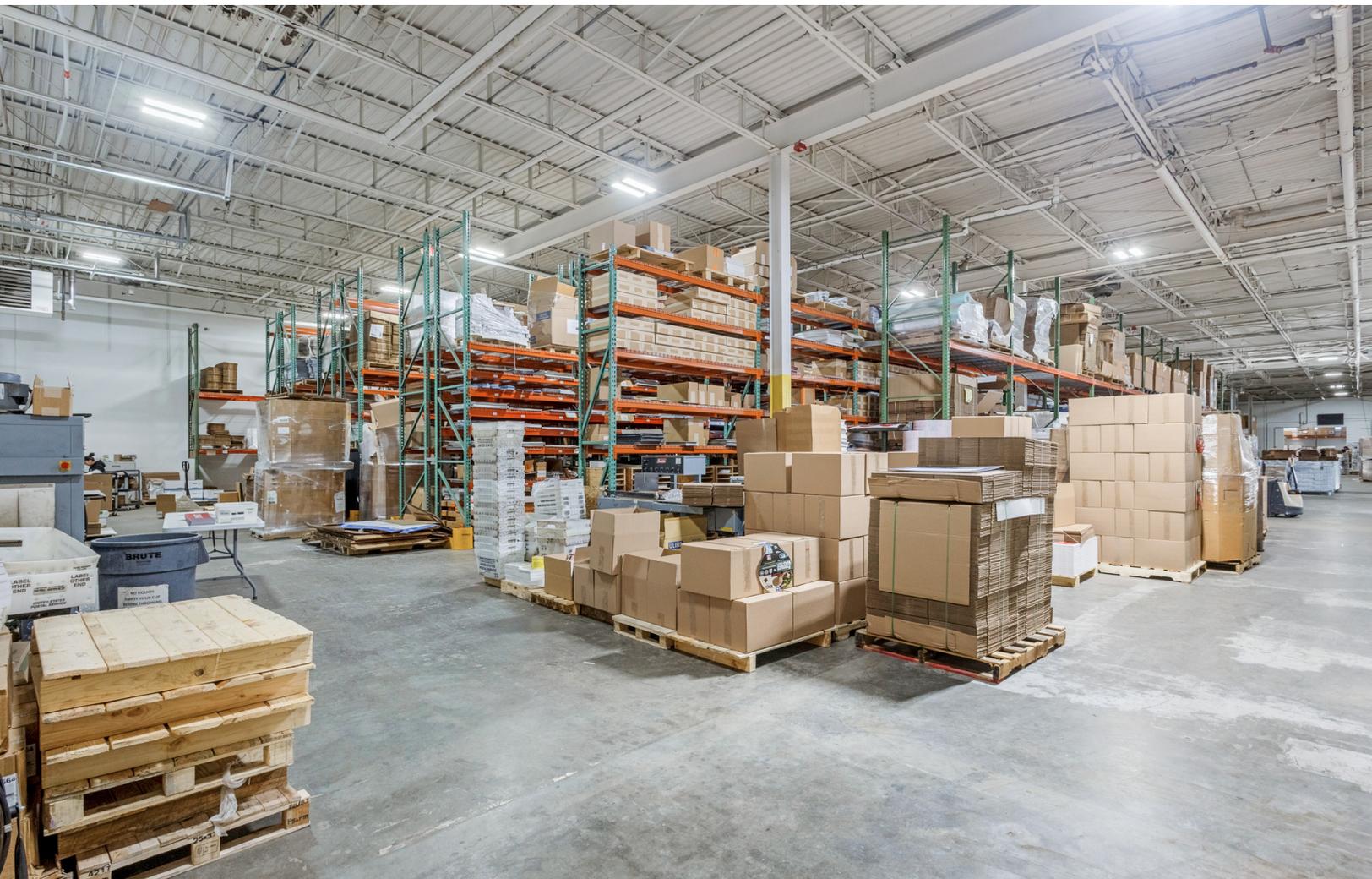
## PROPERTY HIGHLIGHTS

- 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
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





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**

**Santander**

**LOWELL FIVE BANK** **STARBUCKS™**  
Bank outside the box.

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

62

INTERSTATE 93

38

62 38

**★ T**

**Wilmington**

1 BURLINGTON AVE  
WILMINGTON, MA

28

**PODS** Moving & Storage **WILMINGTON BUILDERS SUPPLY CO.**

**Gentle GIANT** MOVING COMPANY **WILMINGTON**

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

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

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

**UNITED STATES POSTAL SERVICE®** **CHEP** A Brambles Company **DUNKIN'**

READING

INTERSTATE 93

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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