



80 HOLTON STREET

WOBURN, MA

51,920 SF | INDUSTRIAL BUILDING FOR LEASE

- 15'-21' Clear Height
- Located close to I-93 /128 Interchange
- Ten (10) tailboard loading docks
- Established Industrial park

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION
51,920 SF INDUSTRIAL BUILDING FOR LEASE

- PROPERTY HIGHLIGHTS
- 15'-21' Clear Height
 - Located close to I-93 /128 Interchange
 - Ten (10) tailboard loading docks
 - Established Industrial park

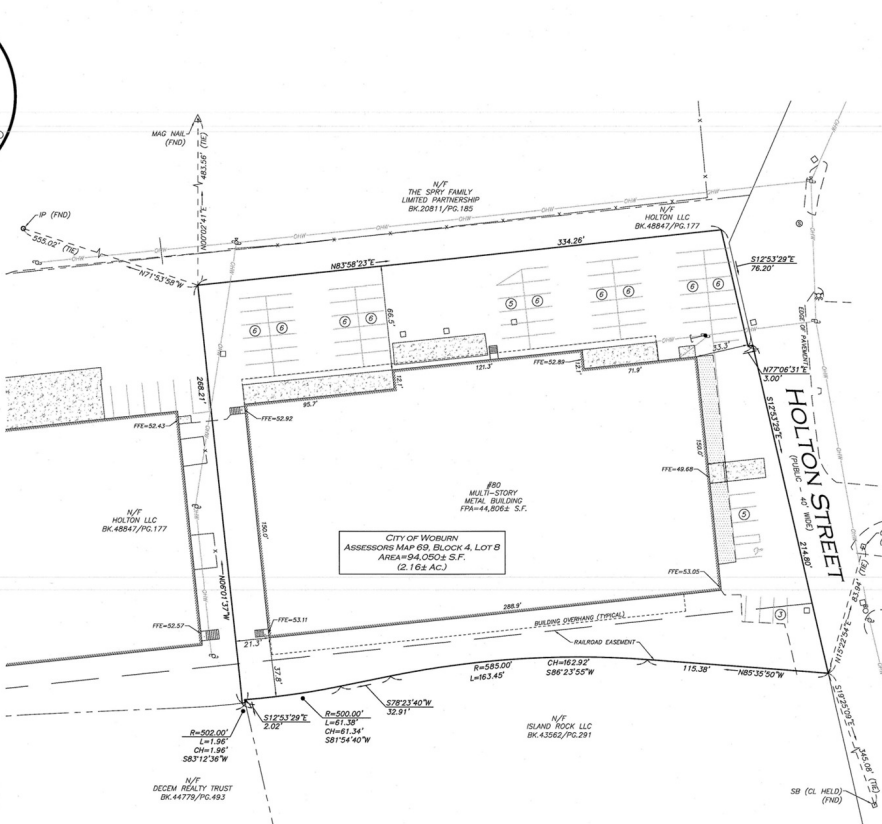
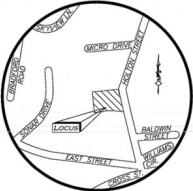
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	35,959	140,161	618,188
Total Population	91,780	348,665	1,528,174
Average HH Income	\$179,420	\$169,825	\$160,801

PROPERTY SPECIFICATIONS

Building Size:	51,920 SF
Available Space:	51,920 SF
Lot Size:	2.16 Acres
Clear Height:	15'-21'
Loading Docks:	Ten (10) tailboard Two (2) drive-in
Year Built:	1984
Zoning:	IG
Column Spacing:	23' x 50'
Heat:	Radiant heat/gas firemodine heaters
Utilities:	City water/natural gas
Parking:	40 spaces
Power:	800A/120- 240V/Heavy
Sprinklers:	Wet system
Lease Rate:	Market



SITE PLAN



ZONING TABLE - GENERAL (1-3)	
ITEM	EXISTING
LOT AREA (MIN)	10,000 S.F.
LOT FRONTAGE (MIN)	100'
FRONT YARD SETBACK (MIN)	20'
SIDE YARD SETBACK (MIN)	20'
REAR YARD SETBACK (MIN)	20'
BUILDING HEIGHT (MAX)	35'
BUILDING HEIGHT (MAX)	3 STORIES

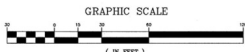
PARKING SUMMARY	
STANDARD STALLS	66
HANDICAPPED STALLS	1
TOTAL STALLS	67

LEGEND	
BOUND	
IRON PIPE (IP)	
MAG NAIL	
SEWER MANHOLE (SMH)	
CATCH BASIN (CB)	
UTILITY POLE	
UTILITY POLE W/ RISER	
UTILITY POLE W/ LIGHT	
GUY WIRE	
FIRE HYDRANT	
GAS GATE	
HANDICAPPED PARKING SPACE	
PARKING SPACE COUNT	
CONCRETE	
BUILDING OVERHANG	
PROPERTY LINE	
ADJUTERS LINE	
EASEMENT LINE	
EDGE OF PAVEMENT	
CURB	
CHAIN LINK FENCE	
OVERHEAD WIRES	
FOOTPRINT AREA	
FINISHED FLOOR ELEVATION	
BITUMINOUS	
CONCRETE	
GRANITE	
LANDSCAPE AREA	
CONC. BOUND W/ DISC	
ESCUTCHEON PIN IN LEAD PLUG	
CENTERLINE	
FOUND	
NOW OR FORMERLY	
BOOK	
PAGE	

LOCUS REFERENCES
- CITY OF WORURN ASSESSORS MAP 68, BLOCK 4, LOT 8
- DEED BOOK 23412, PAGE 277
- LOT A FROM PLAN 226 OF 1974

PLAN REFERENCES
- PLAN 226 OF 1974
- PLAN 323 OF 1967
- PLAN 35 OF 1969
- PLAN 572 OF 2003
- PLAN 814 OF 1969
- PLAN 865 OF 1966

NOTES
1. NORTH ARROW IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MODLESECK (SOUTH) REISTRY OF DEEDS IN CAMBRIDGE, MA.



(IN FEET)
1 inch = 30 ft.

N:\PROJECTS\1145-01\SURVEY\DRAWINGS\1-2155-01-PLAN.DWG
REV 1804 PG. 126

TO: BANK OF AMERICA, N.A., FIRST AMERICAN TITLE INSURANCE COMPANY, 80 HOLTON STREET LLC AND NO OTHERS.

WE HEREBY CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JULY 31, 2013 AND AUGUST 4, 2013.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS DATED JANUARY 1, 1978 AND REVISED JANUARY 12, 1988. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OWNING EXISTING OWNERSHIP AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER OF DEEDS FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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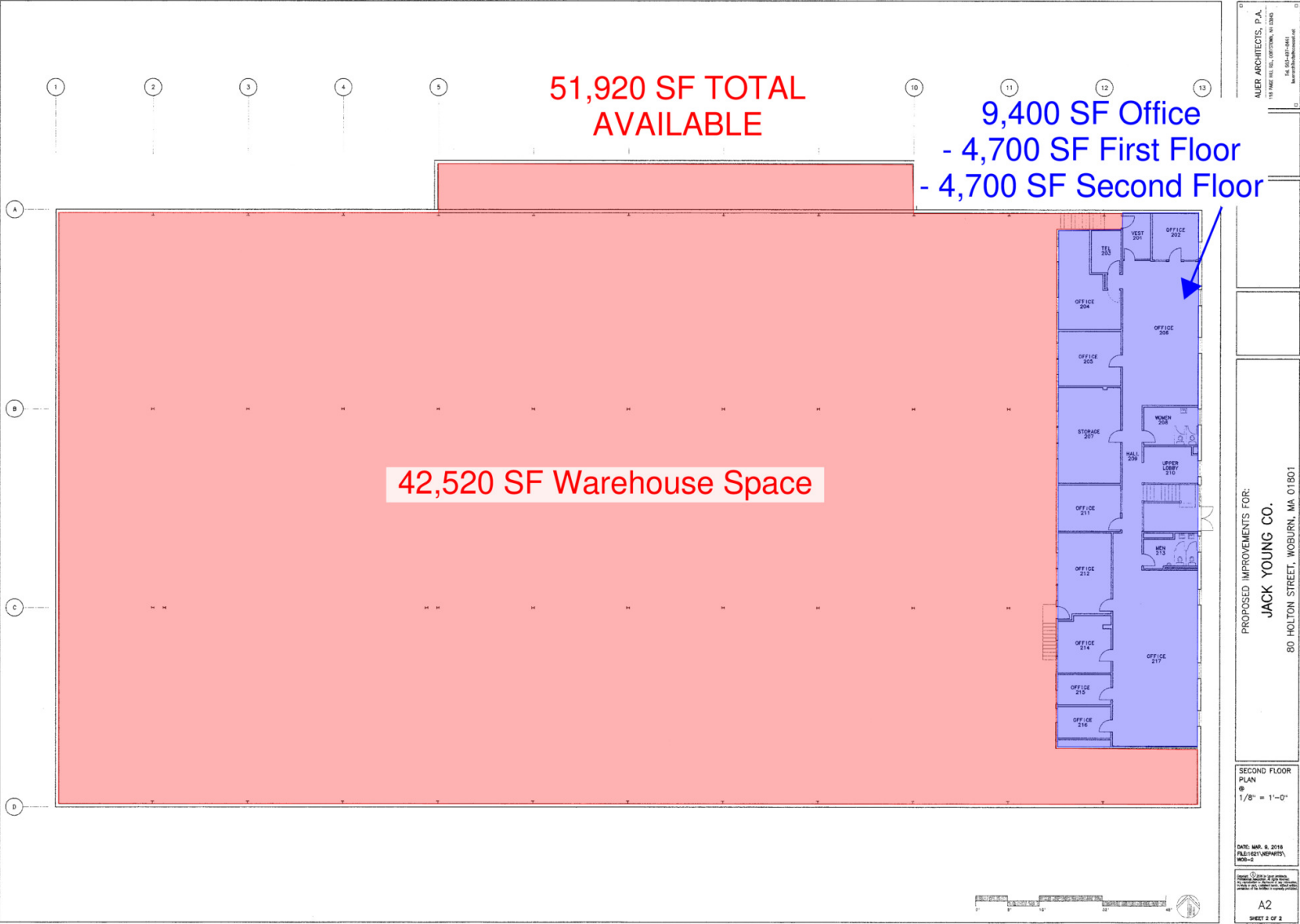
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FLOOR PLAN



HIGHWAY PROXIMITY

 INTERSTATE 93	1.5 MILES	 1	7.2 MILES
 INTERSTATE 95	2.4 MILES	 28	2 MILES

BOSTON, MA
11 MILES | 19 MINS
WORCESTER, MA
52 Miles | 1 Hour



Logistics and storage company logos including MPI RELEASE, Tighe Logistics, Marshalls BOYD, AMF 50th Anniversary, AMF OPTICAL SOLUTIONS, Public Storage, CRYSTAL, U-HAUL, and ADMIRAL METALS.

**80 HOLTON ST.
WOBURN, MA**



Retail and service company logos including Amazon, Casella, Lineage, ABC MOVING SERVICES, THE HOME DEPOT, Where Restaurants Shop, NEPC, and New England Produce Center.

BOSTON

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WOBURN, MA

51,920 SF | INDUSTRIAL BUILDING FOR LEASE

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