



98 EAMES STREET

WILMINGTON, MA

FOR LEASE | 16,000 SF INDUSTRIAL BUILDING ON 1.19 AC +/-

- 1.9 Miles to Route 93
- 2.3 Miles to Route 95
- 6.7 Miles to Route 3

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

16,000 SF Industrial Building on 1.19 AC +/- for Lease

PROPERTY HIGHLIGHTS

- 1.9 Miles to Route 93
- 2.3 Miles to Route 95
- 6.7 Miles to Route 3

PROPERTY SPECIFICATIONS

| | |
|-----------------|---|
| Available SF: | 16,000 SF of which 2,500 SF is office |
| Lot Size: | 1.19 AC +/- |
| Ceiling Height: | 13'6"-14'4" |
| Drive Ins: | 4 |
| Cranes: | 3, 1 ton cranes |
| Power: | 2000 Amps |
| Utilities: | Lighting, Sewer, Water |
| Lease Rate: | Market |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 23,963 | 68,579 | 313,153 |
| Total Population | 63,879 | 178,735 | 802,082 |
| Average HH Income | \$170,715 | \$164,143 | \$169,323 |

 Lowell Line



FINA
STONEWORKS, LLC
ANALOG
DEVICES
Marshalls

INAPA
Pacific
Packaging
Products, Inc.

PEPSI BEVERAGES
COMPANY
GAYNOR
Gasket & Seal
A·J·ROSE
CARPETS & FLOORING

 1.9 MILES





 2.3 MILES

SITE PLAN

EXHIBIT 'A'
 98 Eames Street, Wilmington, Massachusetts
 A certain parcel of land with the buildings and improvements thereon in Wilmington, Middlesex County, Commonwealth of Massachusetts, being shown as Lot 1 on a plan entitled "Plan of Land in Wilmington, Mass. Owned by Margiotti Development, LLC" dated Nov. 16, 1999, prepared by Dana F. Perkins and dated recorded in the Middlesex North District Registry of Deeds in Book of Plans 92 Plan 53, 546 Lot 1 is subject to a Subdivision by the Authority, by the Commonwealth of Massachusetts. Said parcel being further bounded and described as follows:
 Beginning at a point at the southeasterly corner of said parcel along the northerly side of Eames Street, 1992 Abandonment Layout 7075, at said row or form of Margiotti Development, LLC;
 Thence by lot of Margiotti Development, LLC in two courses as follows:
 N47°58'19"W a distance of 313.19 feet to a point;
 N47°57'19"W a distance of 126.57 feet to a point on the westerly side of land now or formerly of the Boston & Maine Railroad and the Massachusetts Bay Transportation Authority, main line;
 Thence S42°24'41"E a distance of 293.89 feet to a point along the westerly side of land of said Boston & Maine Railroad and the Massachusetts Bay Transportation Authority;
 Thence by the northerly side of said Eames Street in two courses as follows:
 S47°12'54" a distance 13.89 feet to a point;
 Then by a curved line to the right having a length of 203.84 feet and a radius of 1172.00 feet to the point of beginning.
 Said parcel containing 1.19 Acres more or less / (51,965 Square Feet more or less)

SCHEDULE 'B' - PART II - EXCEPTIONS
 COMMENTARY FOR TITLE INSURANCE ISSUED BY:
 FILE NUMBER:
 COMMITMENT DATE:
 7. Subject to an order of taking by the Commonwealth of Massachusetts Highway Department, Layout Number 7075, dated August 12, 1992, recorded with the Middlesex North Registry of Deeds of Book 9085, Page 165.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REGULATORY REQUIREMENTS FOR ALLuvIONS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14 AND 17 OF SAID TABLE. THEREBY, THE FIELD WORK WAS COMPLETED ON MAY 7, 2020. AS TO ITEMS 16 AND 18, NO OBSERVATIONS OF EXISTING BUILDINGS, BUILDING CONSTRUCTION OR BUILDING ADORNINGS WITHIN RECENT MONTHS.
 I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, (ALL JURISDICTIONS) PANEL 294 OF 636, MAP NUMBER 255170292R, EFFECTIVE DATE JUNE 4, 2016.

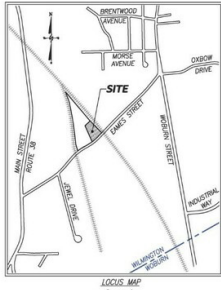
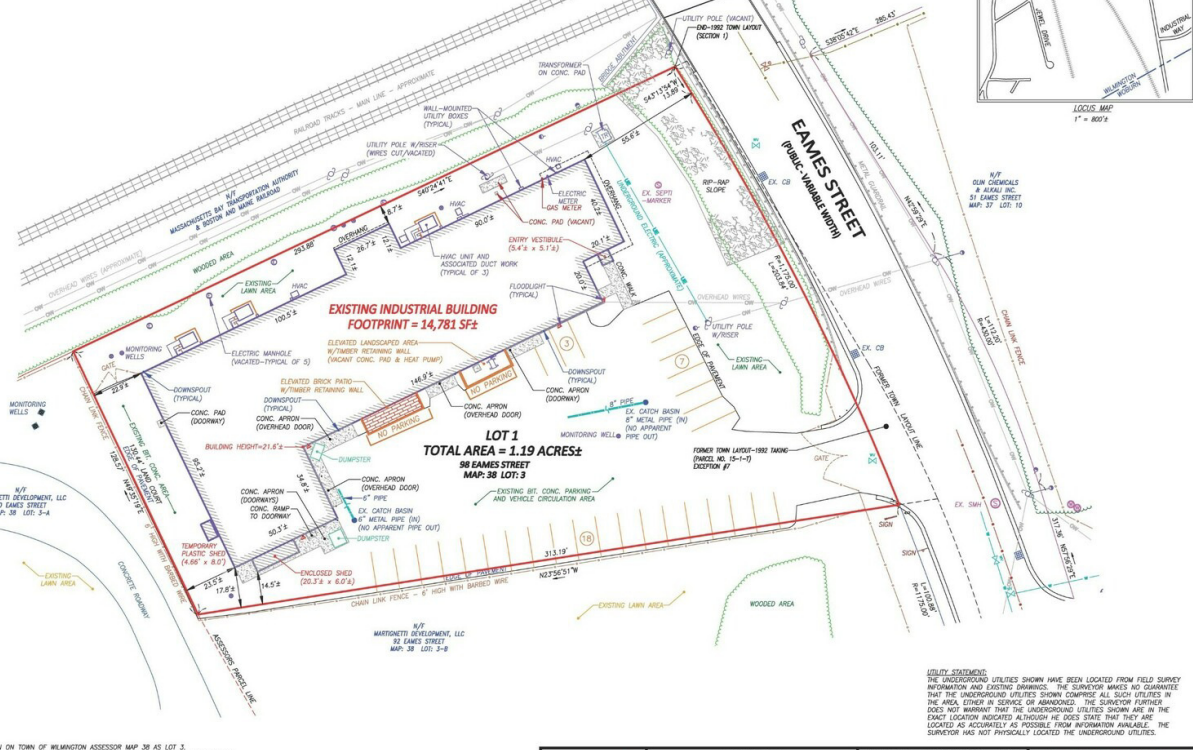
LEGEND
 SYMBOLS AND ABBREVIATIONS SHOWN ON THIS PLAN

| | |
|-----------------------|-----------|
| EDGE OF WOODS | --- |
| SEWER LINE | --- |
| CAST IRON WATER MAIN | --- |
| CHAIN LINK FENCE | --- |
| OVERHEAD WIRES | --- |
| SEWER MANHOLE - SMH | ○ |
| DRAIN MANHOLE - DMH | ○ |
| CATCH BASIN - CB | ○ |
| UTILITY POLE | ⊥ |
| WATER GATE | ⊥ |
| HYDRAV. VALVE | ⊥ |
| WATER METER | ⊥ |
| MONITORING WELL | ⊥ |
| BOUNDARY MONUMENT | ⊥ |
| STONE BOUND | ⊥ |
| EXISTING | EX |
| BRUNNENUS | BT |
| CONC. | CONC. |
| LANDSCAPED AREA | LSA |
| FRESH FLOOR ELEVATION | FF=100.00 |
| THRESHOLD ELEVATION | TE=100.00 |
| NOW OR FORMERLY | N/F |

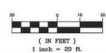
| DATE | BY | REVISION |
|------|----|----------|
| | | |

DIMENSIONAL REGULATIONS

| | |
|--|---------------------------|
| ZONING DISTRICT: | GENERAL INDUSTRIAL - G1 |
| ZONE #: | WELL HEAD PROTECTION AREA |
| REQUIRED MINIMUM LOT AREA IN SQUARE FEET (SF): | 20,000 |
| MINIMUM LOT WIDTH IN FEET (FT): | 125 |
| MINIMUM LOT FRONTAGE IN FEET (FT): | 125 |
| MINIMUM FRONT YARD SETBACK IN FEET (FT): | 30 |
| MINIMUM SIDE YARD SETBACK IN FEET (FT): | 20 |
| MINIMUM REAR YARD SETBACK IN FEET (FT): | 20 |



- GENERAL NOTES:**
- SUBJECT PROPERTY SHOWN ON TOWN OF WILMINGTON ASSESSOR MAP 38 AS LOT 3.
 - SUBJECT PROPERTY LOCATED IN TOWN OF WILMINGTON GENERAL INDUSTRIAL (G1) ZONING DISTRICT.
 - SUBJECT PROPERTY IS LOCATED WITHIN A ZONE X FLOOD PROTECTION AREA.
 - EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND FIELD SURVEY CONDUCTED BY DANA F. PERKINS, INC. IN MAY OF 2019.
 - ELEVATIONS SHOWN HEREON BASED ON NAVD83 1988.
 - SUBJECT PROPERTY LINE INFORMATION SHOWN ON THIS PLAN TAKEN FROM AVAILABLE DEEDS AND PLANS OF RECORD.
 - PROPERTY LINE DETERMINATION BASED ON PREVIOUS FIELD SURVEYS CONDUCTED BY DANA F. PERKINS & ASSOCIATES, INC. AND DANA F. PERKINS, INC. EXISTING JAMES STREET TOWN LAYOUT LOCATION BASED ON RELATIVE LOCATION TO BOSTON & MAINE RAILROAD MONUMENTS FOUND IN MAY, 1989, AND BOSTON AND MAINE RAILROAD MONUMENTS FOUND IN APRIL, 2019. EXISTING JAMES STREET TOWN LAYOUT LOCATION IS SHOWN ON A PLAN RECORDED IN THE MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 92, PLAN 53, AND LAND COURT PLAN 13844-A.



PROGRESS PLAN
 PROFESSIONAL LAND SURVEY

ALTA/NSPS
 LAND TITLE SURVEY
 98 EAMES STREET
 WILMINGTON, MASSACHUSETTS

DANA F. PERKINS, Inc.
 Consulting Engineers & Land Surveyors
 107 HAY STREET - SUITE 100, WILMINGTON, MASSACHUSETTS 01897
 TEL: 978-659-2885 FAX: 978-659-0233
 D.F.P@PERKINS-INC.COM

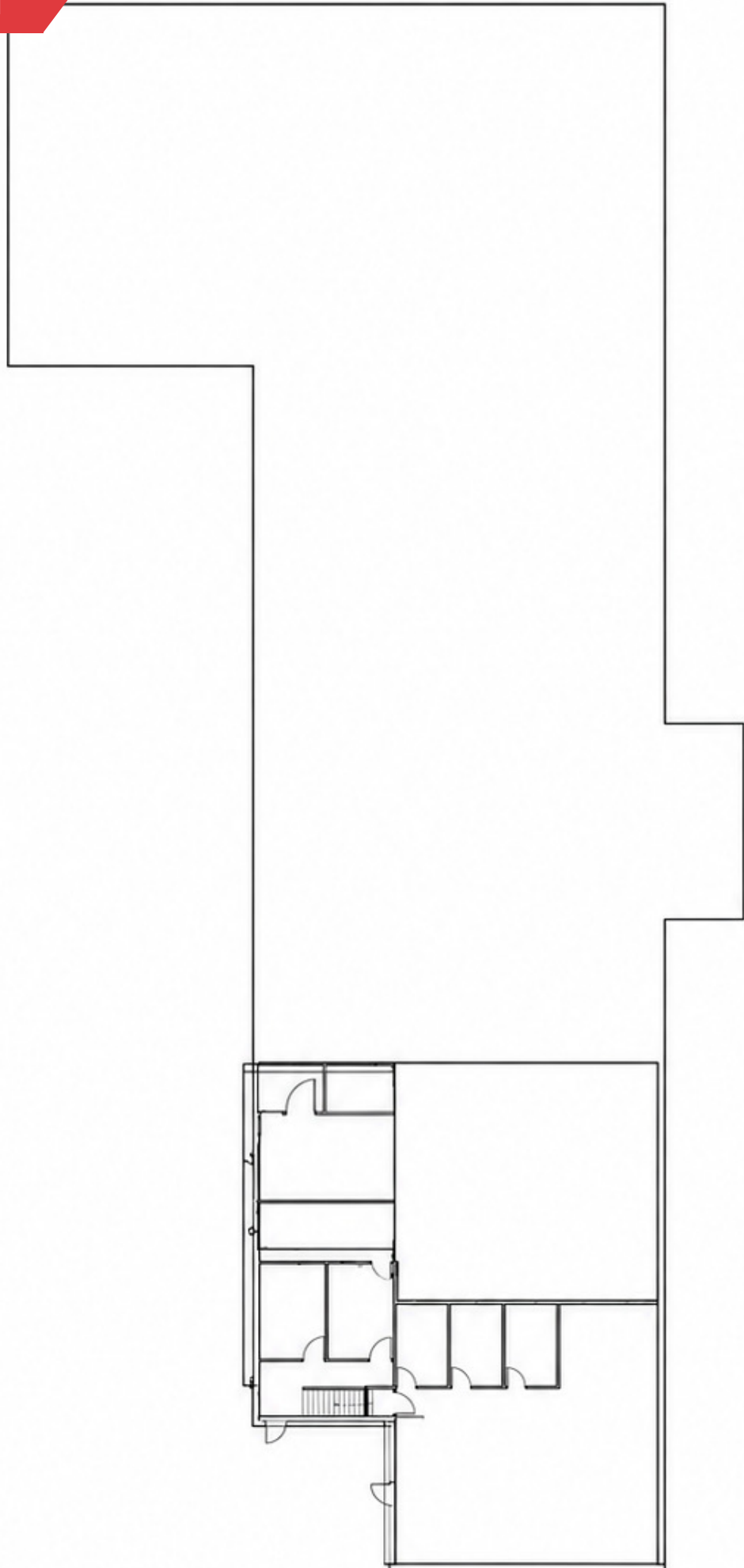
PREPARED FOR:
 900 SALEM STREET
 WILMINGTON, MA 01887

JOB NO. 2591-ALP
 28-PAGES

© 2020 BY DANA F. PERKINS, INC.

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOR PLAN



ewksbury

nationalgrid
ZOLL

NEW ENGLAND COFFEE
onto innovation

PACK SELF STORAGE
CLIMATE CONTROLLED - DIRECT ACCESS

WATSON MARLOW Fluid Technology Solutions

TECOMET

KOVALUS Separation Solutions™

scully 90 YEARS
Built on Safety, Driven by Innovation

ANALOG DEVICES

TECOMET

INAPA PEPSI BEVERAGES COMPANY

Pacific Packaging Products, Inc.

mks

PACK SELF STORAGE
CLIMATE CONTROLLED - DIRECT ACCESS

Marshalls
Kirkwood
TEXTRON Systems

TRANE Supply

UR JFC INTERNATIONAL INC

Lubrizol

U-HAUL

HIGHWAY PROXIMITY

- 93** 1.9 MILES
5 MIN
- 95** 2.3 MILES
6 MIN
- 3** 6.6 MILES
12 MIN

BOSTON, MA
23 MILES | 32 MINS

NASHUA, NH
33 MILES | 37 MINS

**98 EAMES ST.
WILMINGTON, MA**

98 EAMES STREET WILMINGTON, MA

FOR LEASE | 16,000 SF INDUSTRIAL BUILDING ON 1.19 AC +/-

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

DAVID STUBBLEBINE
617.592.3391
david@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