

220 GARFIELD AVE

WOBURN, MA

FOR SALE | 33,940 SF BUILDING ON 2.47 AC

- 2 Miles to I-93
- 3 Miles to I-95
- 17'8"-20' Clear Height

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

33,940 SF Building on 2.47 AC for Sale

PROPERTY HIGHLIGHTS

- 2 Miles to I-93
- 3 Miles to I-95
- 17'8”-20’ Clear Height
- Eight (8) Loading docks

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	35,532	139,680	615,658
Total Population	90,785	346,846	1,522,956
Average HH Income	$180,902	$171,582	$161,567

PROPERTY SPECIFICATIONS

Building Size:	33,940 SF
Office:	1st Floor: 3,637 SF 2nd Floor: 3,941 SF **Total: 7,578 SF**
Warehouse:	26,362 SF
Lot Size:	2.47 AC
Year Built:	1969
Construction:	Metal with steel frame
Ceiling Height:	17'8”-20’ Clear
Loading:	Eight (8) docks
AC:	Office Only
Heat:	Gas
Sprinkler:	Wet system
Zoning:	Industrial General
Roof:	Rubber
Sewer/Water:	City
Real Estate Taxes:	$65,461 (2025)
Sale Price:	$7,700,000

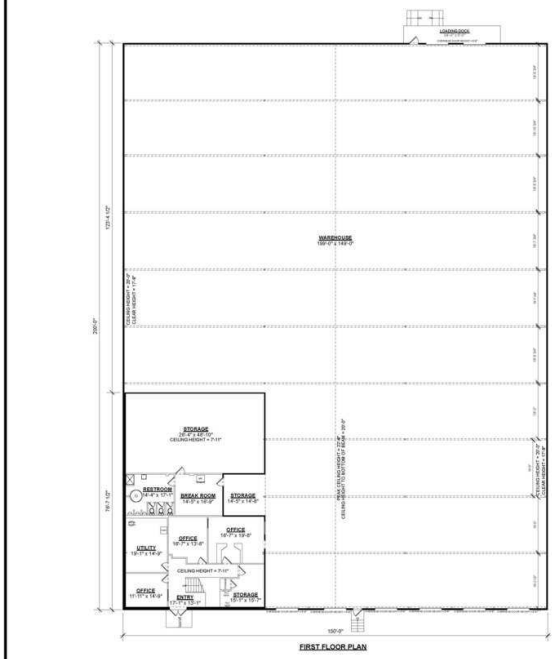

ATLAS PAPER


EXIT
SMOKING
dfi
www.delforming.com
248.352.8108

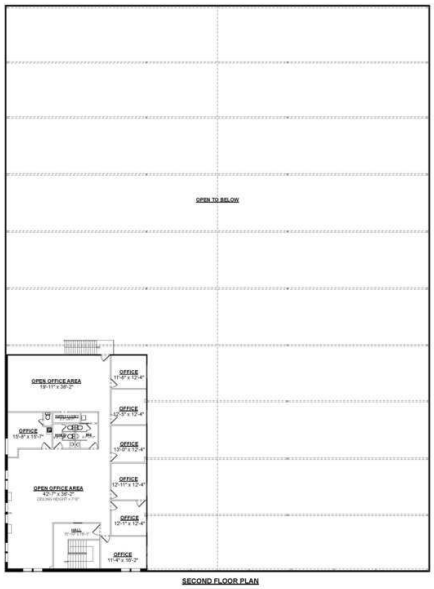

EXIT
green heritage
dfi
TOYOTA
HYSTER


FRAGILE

FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDING AREA CALCULATIONS
FIRST FLOOR OFFICE AREA = 3,637 SF
SECOND FLOOR OFFICE AREA = 3,940 SF
TOTAL OFFICE AREA = 7,578 SF
WAREHOUSE = 26,362 SF
TOTAL GROSS BUILDING AREA = 33,940 SF

NATIONAL FLOOR PLANS
398 COLUMBUS AVENUE, SUITE 100
BOSTON, MA 02116 (800) 328-0217

REVISIONS

DATE	BY	NO.	DESCRIPTION

220 GARFIELD AVENUE
WOBURN, MA

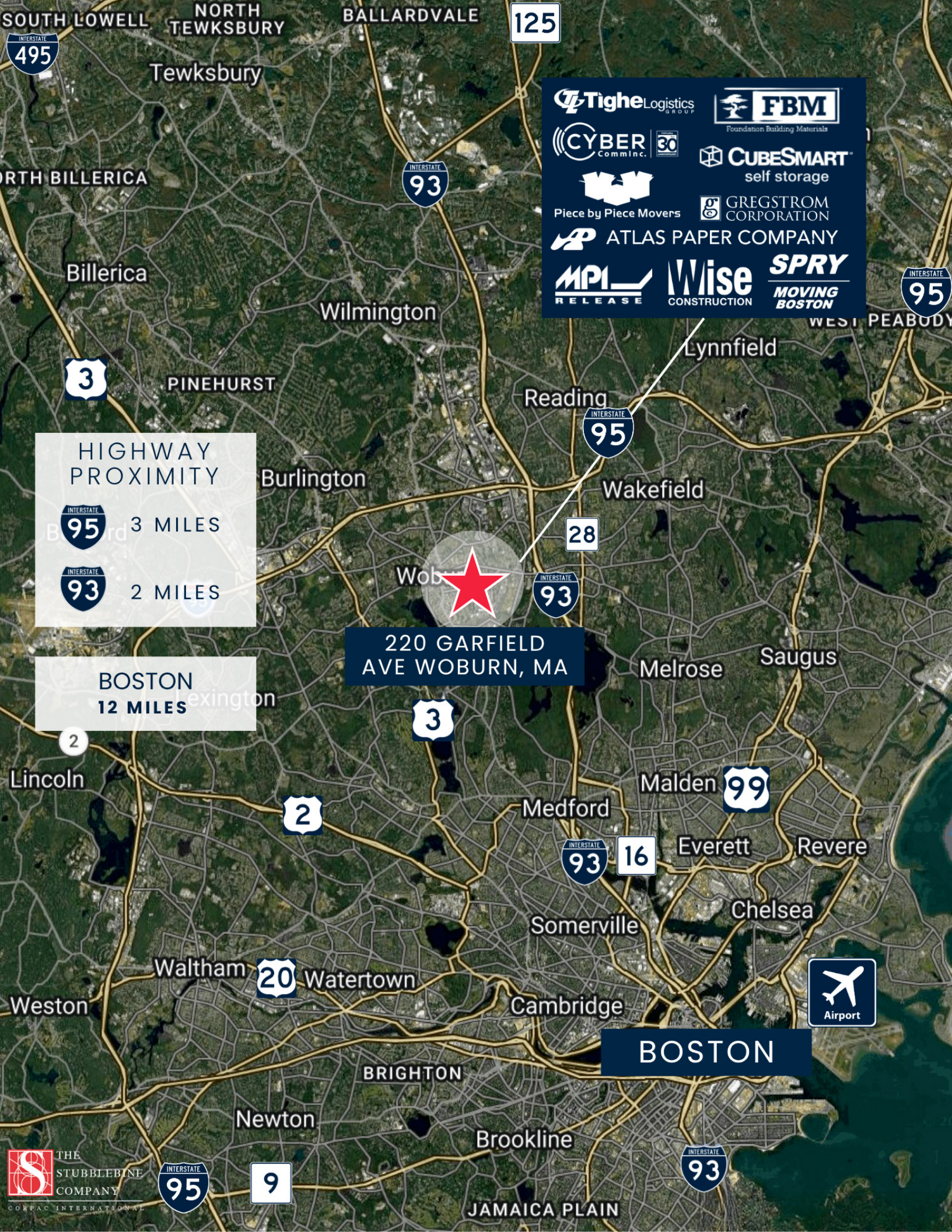
PROJECT NUMBER:
DATE: OCTOBER 2026
SCALE: AS NOTED
DRAWN BY: APPROVED BY:

SHEET TITLE: FLOOR PLANS

SHEET NUMBER: A-1


Boston
INTERSTATE
93


136
SONAR DR
3
220
225


SOUTH LOWELL
NORTH TEWKSBURY
BALLARDVALE
125
INTERSTATE 495
Tewksbury
Tighe Logistics GROUP
FBM
Foundation Building Materials
CYBER Comm Inc.
30
CUBESMART self storage
INTERSTATE 93
RTH BILLERICA
Piece by Piece Movers
GREGSTROM CORPORATION
ATLAS PAPER COMPANY
Billerica
MPI RELEASE
Wise CONSTRUCTION
SPRY MOVING BOSTON
INTERSTATE 95
Wilmington
WEST PEABODY
Lynnfield
3
PINEHURST
Reading
INTERSTATE 95
HIGHWAY PROXIMITY
Burlington
Wakefield
INTERSTATE 95 3 MILES
28
INTERSTATE 93 2 MILES
Wob
INTERSTATE 93
220 GARFIELD AVE WOBURN, MA
Melrose
Saugus
BOSTON 12 MILES
Lexington
3
2
Lincoln
Malden
99
2
Medford
INTERSTATE 93
16
Everett
Revere
Chelsea
Somerville
Waltham
20
Watertown
Weston
Cambridge
Airport
BOSTON
BRIGHTON
Newton
Brookline
INTERSTATE 93
THE STUBBLEBINE COMPANY
CORPAC INTERNATIONAL
INTERSTATE 95
9
JAMAICA PLAIN



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WOBURN, MA

FOR SALE | 33,940 SF BUILDING ON 2.47 AC

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