

# 18 North Maple Street, Woburn, MA



## 3,500 square feet Office Space For Sale/Lease

- Building Size: 3,500 square feet approximately 50' x 70' per assessor
- Lot Size/ Zoning: 11,658 ± sq. ft.
- Zoning: I-P (industrial park)
- Layout: 5 Offices, conference room, kitchenette, 2 restrooms
- Cubicle spaces: There is open space for approximately 15 to 16 cubicles
- Utilities: 200 amp electric, gas heat fuel, central a/c
- Communications: Verizon FIOS and RCN high speed internet service
- Parking: 12 to 15 ± on-site parking spaces
- Roof and HVAC Age: Approximately 1997 per owner
- Building Age: 1984 per assessor
- Assessment/RE Tax: \$431,600; \$11,657 more or less
- Highway access: Interstate Route 95 and 93
- Lease Rate: \$13.50/sf plus utilities + snow plowing
- Sale Price: ~~\$525,000~~ SALE PRICE REDUCED \$475,000

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