

1 Presidential Way, Woburn, MA



2,250± sf Industrial Condominium For Sale

- Unit: Unit 106, 2250± sf, 10.25%, map 4, block 7 lot 4
- Warehouse/shop area: Approx. 1600± sf, 18 foot ceilings
- Office Area: Approx. 600± sf, 3 Room office area plus 2 restrooms
- Utilities: Gas ceiling hung heating blowers, 3 phase electric service, municipal water and sewer
- Building: 24,330± sf on 2.8 acre lot, zoned IP2
- Parking: 2 Deeded spaces plus exclusive deeded loading area plus common parking spaces
- Roof: Rubber membrane roof with interior roof drains
- Taxes & Condo Fee: \$7,003/yr and \$298/month, Assessment = \$259,300
- Condo Fee Includes: Master insurance, snow plowing, and landscaping.
- Highway access: Interstate Route 93 and 95/128
- Sale Price: \$369,000

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