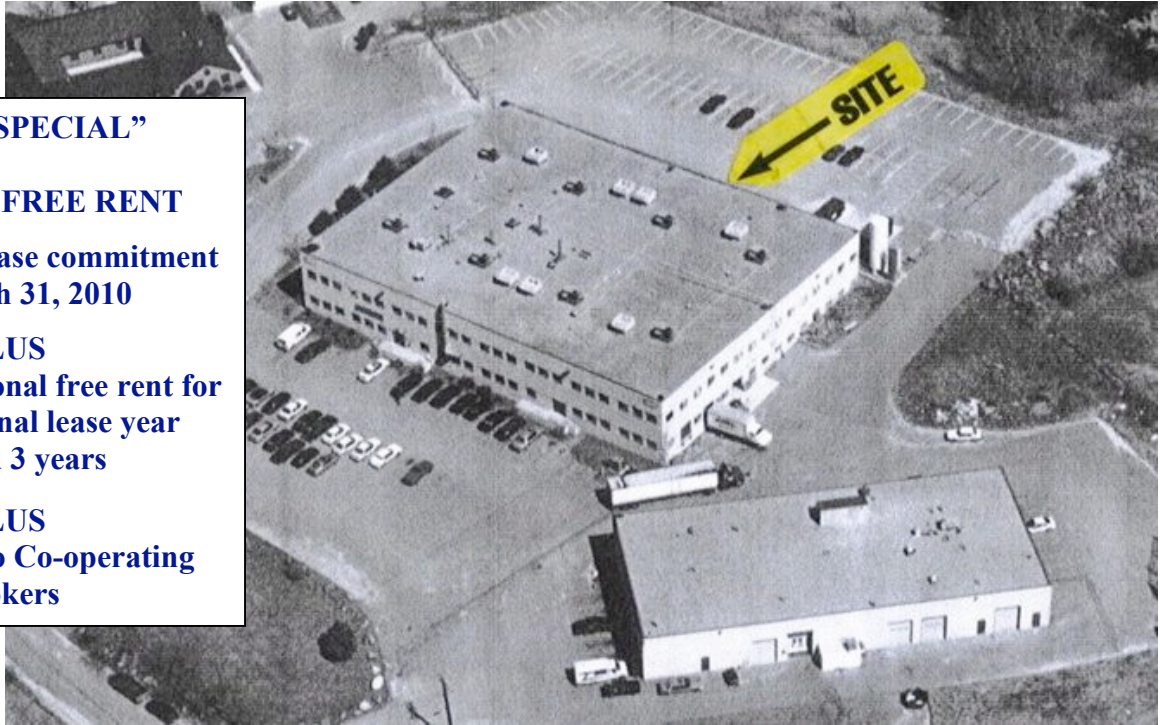


**WOBURN, MA**  
**30,000 ± sq. ft. or 22,715 ± sq. ft.**  
**Industrial / R&D Space**  
**FOR LEASE**



**“LEASE SPECIAL”**

**3 MONTHS FREE RENT**

**For a 3 year lease commitment  
by March 31, 2010**

**PLUS**

**1 month additional free rent for  
each additional lease year  
beyond 3 years**

**PLUS**

**FULL FEE to Co-operating  
Brokers**

**317 NEW BOSTON STREET**

• Near Logan express & commuter Rail Transportation Center	• 7,000± sf storage/work area
• Fully Air-conditioned	• Wet Sprinkler System
• 3000±sf ofc, conf rm, dining area	• Municipal water and sewer
• Perimeter windows	• Recessed fluorescent lighting
• Tailgate loading	• Suspended acoustical ceiling
• Heavy electrical power (750 KVA, 277/480 Volts)	• Industrial Zoned (I-P)
• Approx. 100 car fenced parking	• Gas hot air heating
• Four restrooms	• Bldg age approx 25 years
• Near Route 93 and 128/I-95	• Architectural block construction
	• Good truck access
	• Tiled floor work area

**Lease Rate REDUCED= \$8.25 \$7.25/sq.ft. NNN**  
 (Real Estate Taxes = Approx \$.92/sf and Property Insurance = Approx \$.16/sf)

Contact **Peter Carbone, Jr., CCIM, GRI**

**CARBONE Commercial Real Estate, Inc.**

[www.CarboneRE.com](http://www.CarboneRE.com)    **781-935-5444**

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