

**WOBURN, MA FOR SALE**  
**60,000 ± sq. ft. sub-dividable to 30,000 ± sq.ft.**  
**R&D/Flex/Industrial Building**



**317 New Boston Street, Woburn, MA 01801**

Carbone Commercial Real Estate, Inc. is pleased to offer for sale, as exclusive agent for the owner, a 60,000square foot two story industrial/flex building, with ground level access to each floor. This attractive, architectural block building is strategically located close to the Commerce Way-Interstate 93 access ramp on a 3.76 acre lot with ample parking for nearly 200 vehicles.

Near Logan Express & Commuter Rail MBTA	Tile & carpeted flooring
Near Routes 93 and 128/95	Nine restrooms and Two cafeterias
Approximately 60% air-conditioned	Floor Drains
Approximately 8,000sf office, conf room, dining	Wet sprinkler system
Perimeter windows	Municipal water & sewer
Good truck access and loading areas	Recessed fluorescent lighting
6 tailgate loading doors	Suspended acoustical ceiling
Covered double loading dock	Industrial IP2 Zone
Heavy 3 phase electrical	Building age approximate 25 years
Architectural block construction	Rubber roof approximately 5 years old
Lot Size is 3.76 acres	Parking for nearly 200 vehicles

Entire Property 60,000 sq.ft. Sale Price: **\$3,200,000 = \$53.33/sq.ft.**  
 Second Floor 30,000 sq.ft. Sale Price: **\$1,800,000 = \$60.00/sq.ft.**  
 First Floor 30,000 sq.ft. Sale Price: **\$1,500,000 = \$50.00/sq.ft.**

**CARBONE Commercial Real Estate, Inc. 781-935-5444**

**Peter@CarboneRE.com www.CarboneRE.com**

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