

# 60 Jonspin Road, Wilmington, MA



## 8,250 sq. ft. Industrial Space For Lease

4250sf warehouse + 2000sf office + 2000sf storage space

- Total Unit Size: 8,250± sq. ft.
- Warehouse/Shop: 4,250± sq. ft., First Floor with 16' ceilings
- Office Space: 2,000± sq. ft., Second Floor Area
- Storage area: 2,000± sq. ft., 1<sup>st</sup> floor, space under mezzanine office
- Loading Dock: 1 Loading Dock
- Ceiling Height: 16' ceilings in the warehouse/shop area
- Building Size: 12,500± sq. ft. on 1.32 acre lot, Built 1973
- Parking: 30 ± on-site shared parking spaces
  
- Lease Rate: \$5,200 per month + utilities

Lease rate includes the base year real estate taxes, building insurance, and structural maintenance.

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