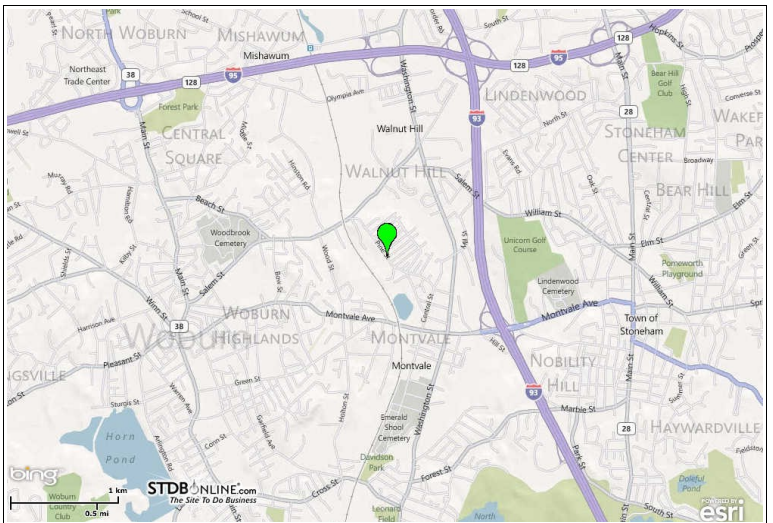
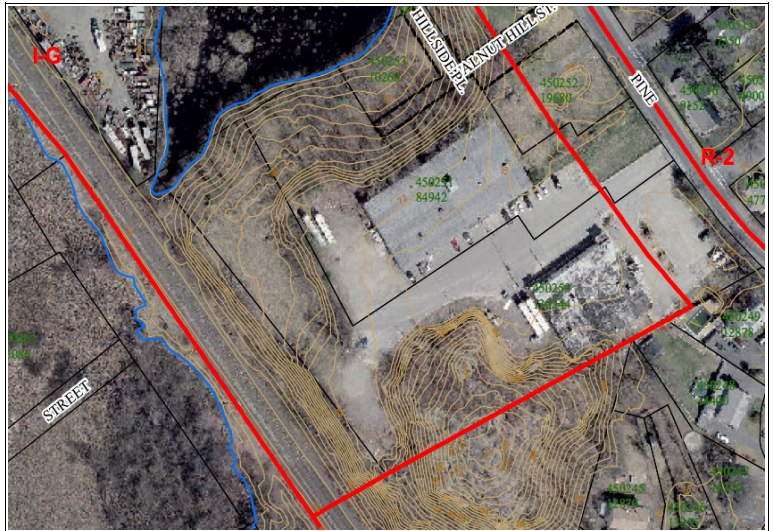


CARBONE COMMERCIAL REAL ESTATE, INC.

20,000 sq. ft.
INDUSTRIAL BUILDING
FOR SALE
71 PINE STREET
WOBURN, MA

20,000sf building on 1.95 acre lot
Zoned IG (industrial general)
3 Loading dock doors
Year built 1979 per city
Height: 13' under the bar joists
Electrical: 400 amp, 3 phase
Municipal Water and Sewer
Approx. 10% office and 4 restrooms
Natural gas and on-site parking
Masonry building w/ many windows
Near Interstate Highway 93 and 95
Roof approximately 5 year old
Sale Price Reduced: \$1,100,000



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