

1 ADELE ROAD, WOBURN, MA



PROPERTY

BUILDING: 10,520 +/- sf
LAND: 0.92 acres
YEAR BUILT: 1986 (Renovated 2019)
ZONING: IP (Industrial Park)
PARKING: 10-20 spaces
ROOF: Rubber membrane (2019)
LOCATION: 0.8 miles from the
Route 95/128 and 93
Interchange



INDUSTRIAL / WAREHOUSE

SPACE FOR LEASE

AVAILABLE: 10,520 +/- rsf
[additional 480 +/- sf mezzanine]
TYPE: Industrial / Warehouse
LOADING: Two (2) Loading Docks
CEILING HEIGHT: 16' +/-
HVAC: Gas (Ceiling Heaters)
SPRINKLERS: Wet
COLUMN SPACING: 25' X 30'
POWER: 1600 amps 3-phase 480v
LIGHTING: LED lights
UTILITIES: Gas Heat: National Grid
Electric: Eversource
Water/Sewer: City of Woburn
LEASE RATE: \$13.50 per sf NNN
AVAILABLE: January 1, 2021

Edward Carbone, CCIM

781.935.5444 (o)

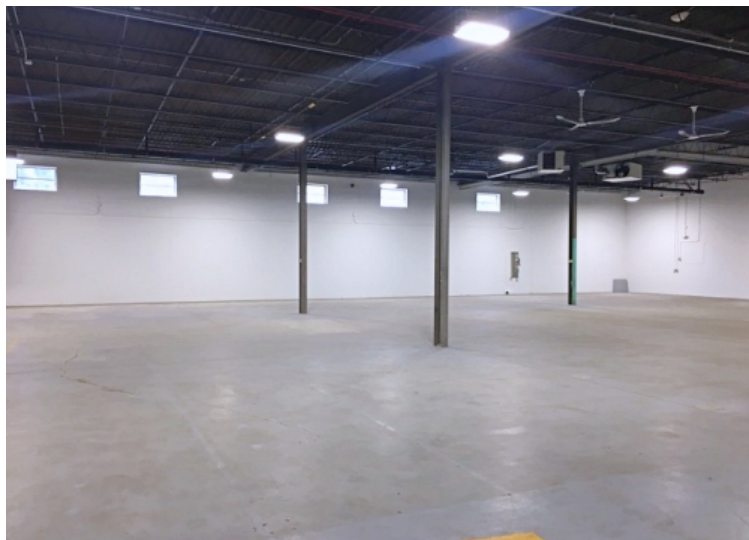
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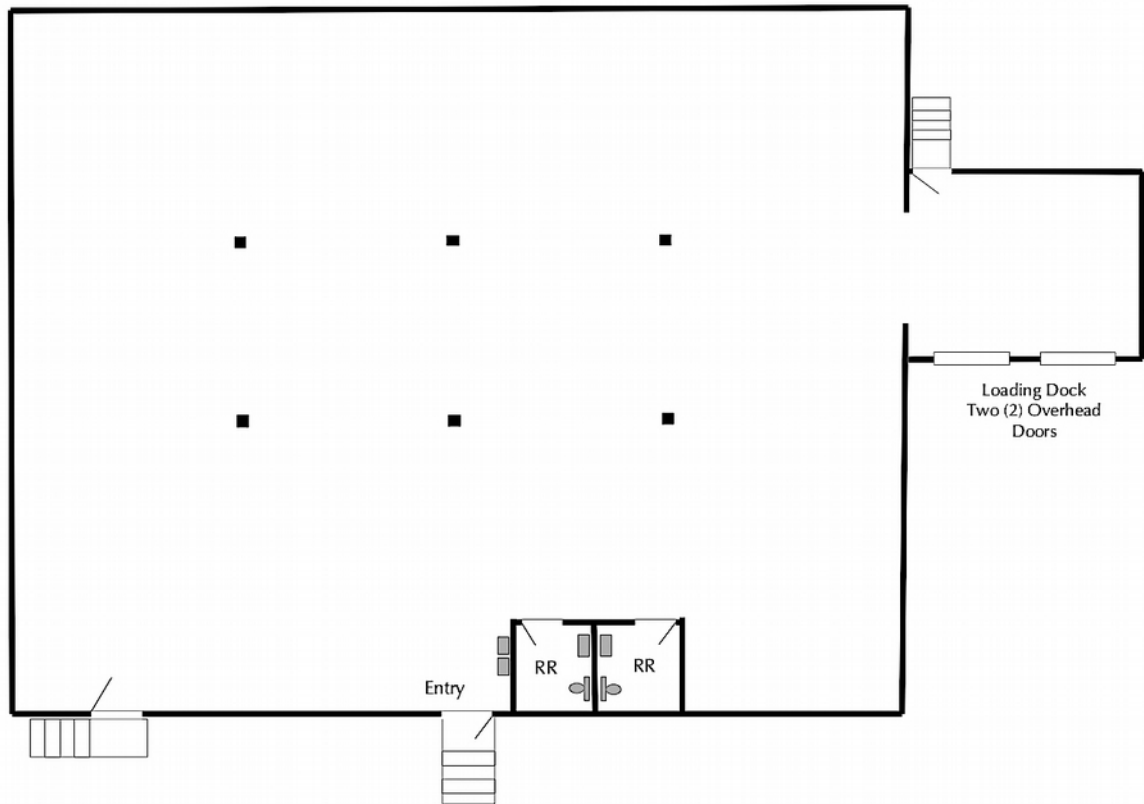
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INDUSTRIAL / WAREHOUSE 10,520 +/- SF



Plan not drawn to scale.
May not be exact.

CARBONE Commercial Real Estate
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