

# 1 Presidential Way, Woburn, MA – Unit 102



## Industrial Condo with Office

- 2,250 +/- sf
- One (1) loading dock door 8'x8'
- 3-Room Office: 500 +/- sf
- Industrial: 1,750 +/- sf; ceiling: 18' +/-
- 2 restrooms
- Natural Gas ceiling hung heating blowers
- A/C in office
- On-site parking\*
- Building: 22,000 +/- sf
- Site: 2.8 +/- acres
- Real Estate Taxes: 8,372.88
- Condo Fees: \$343 per month
- Interstate Access: Route 93 and Route 128/95



\* The right to exclusive use of parking spaces as shown on the site plan filed with the Master Deed. The exclusive right and easement to use parking/loading area as same is shown on the site plan filed with the Master Deed. Master Deed Plan Bk 19716/Pg 207-258. Unit Deed Bk 64682/Pg 350.

## CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

Contact: Edward Carbone 781-935-5444 Edward@CarboneRE.com www.CarboneRE.com

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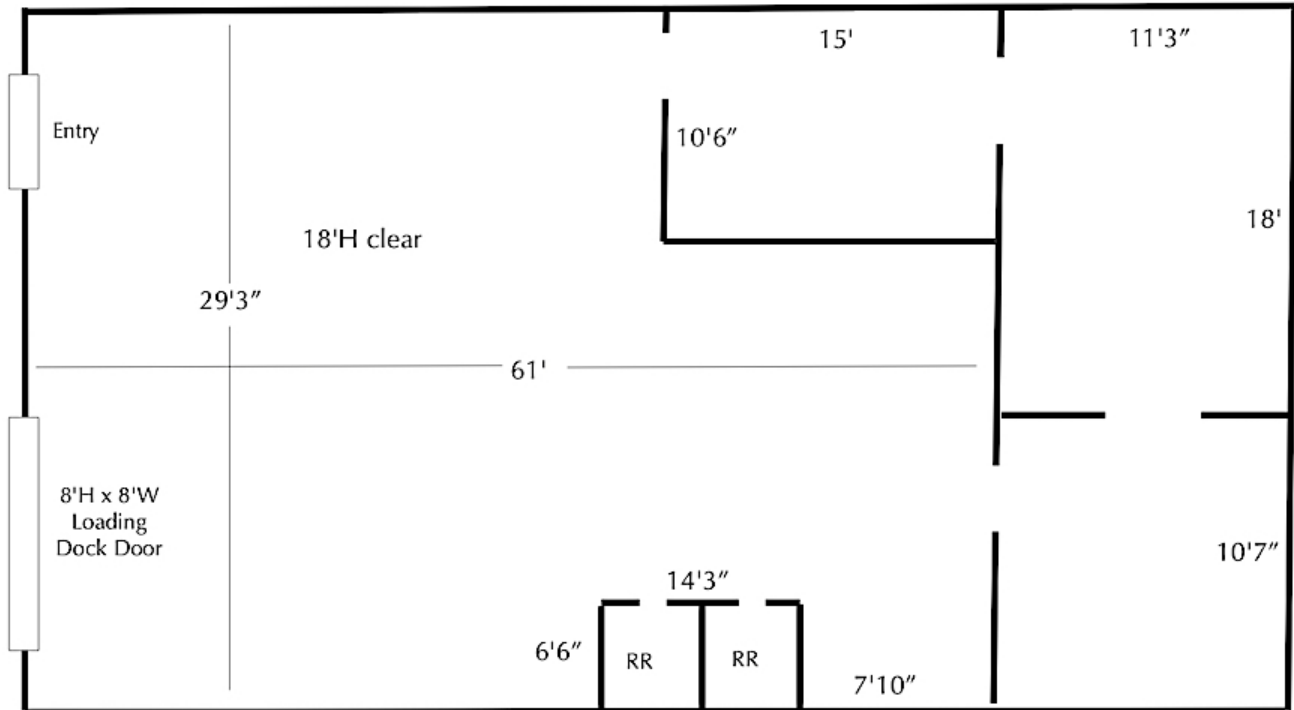
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## FLOORPLAN

### 1 PRESIDENTIAL WAY, WOBURN, MA UNIT 102



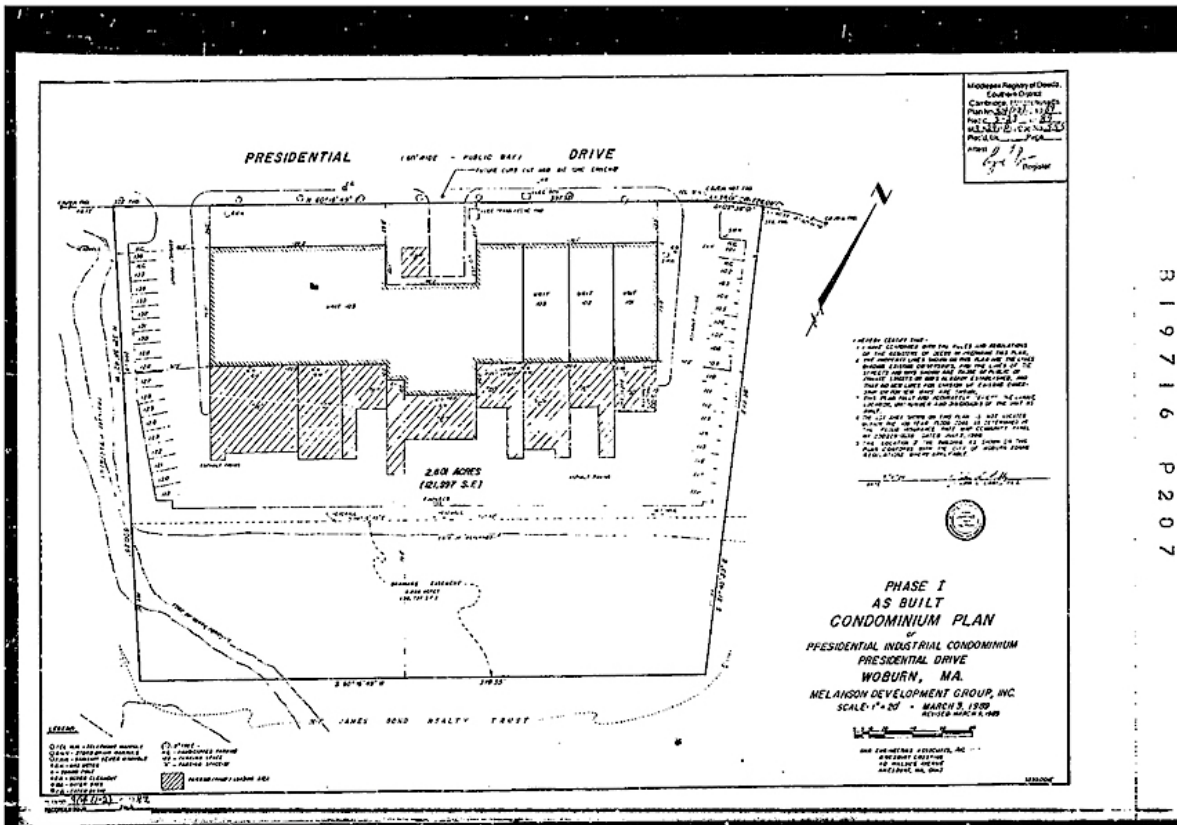
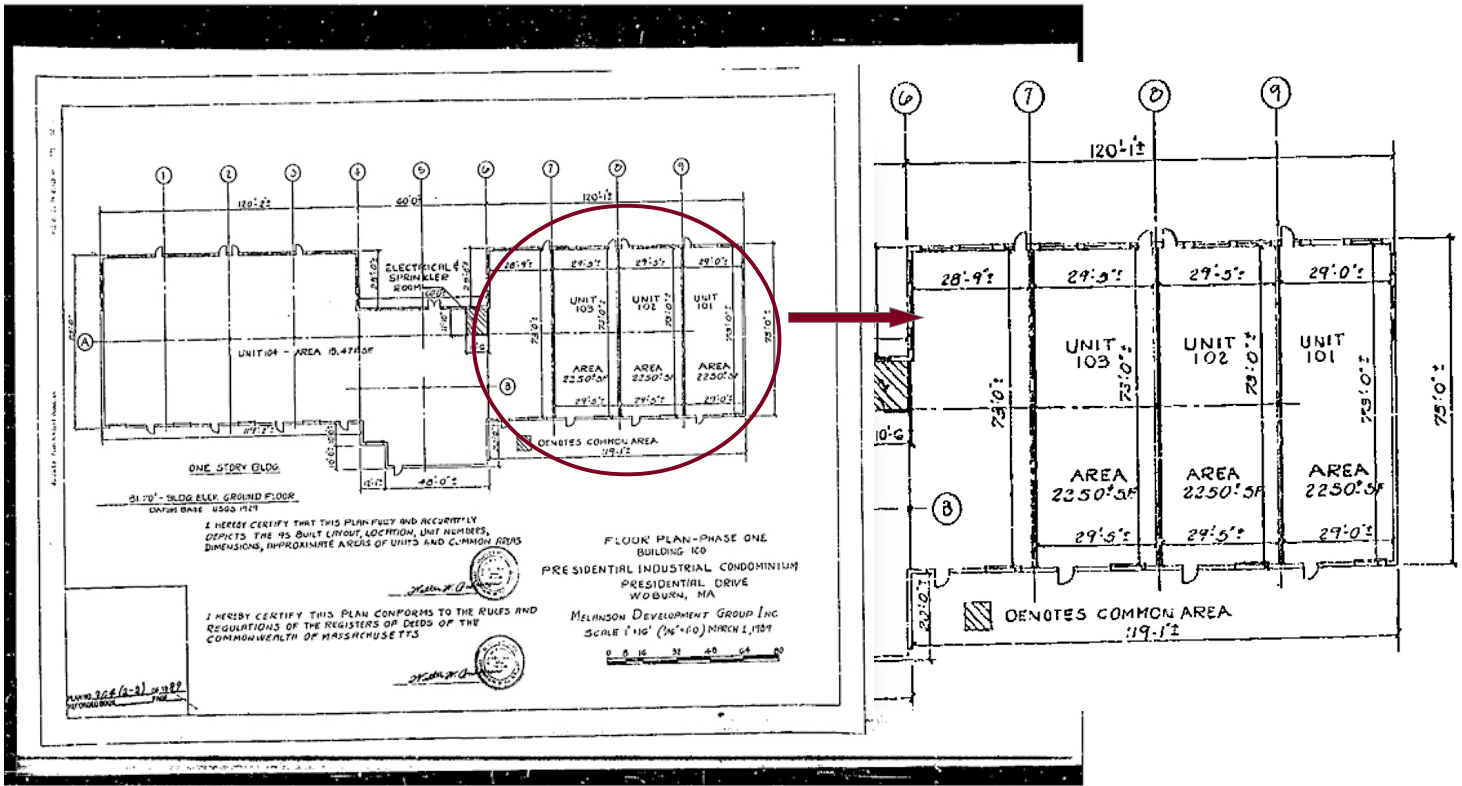
Plan not drawn to scale. Plan not exact.

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