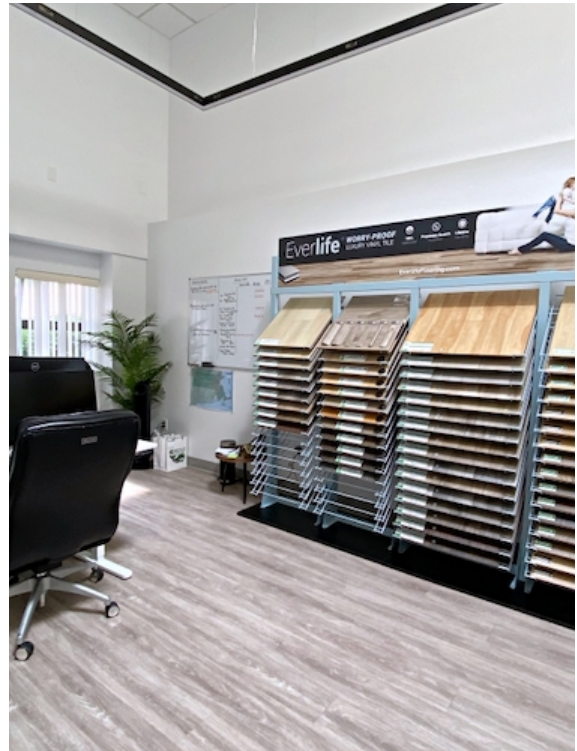


# 22 Sixth Road, Woburn, MA



## Industrial Storage with Showroom & Office

- 4,254 +/- sf
- Approx. 3,000 sf warehouse; 1,254 sf office
- Industrial storage area 16'H +/-
- Modern office space currently being used as customer showroom and private offices
- 1 Loading dock with 10'H overhead door
- 2 Restrooms
- Gas heat
- Side & rear parking on-site
- Zoned: I-P (Industrial Park)
- Located approximately 2 miles from Routes 93 and 95/128
- Available 10/01/2025
- \$6,595 per month + utilities



Edward Carbone, CCIM

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978.930.1579 (c)

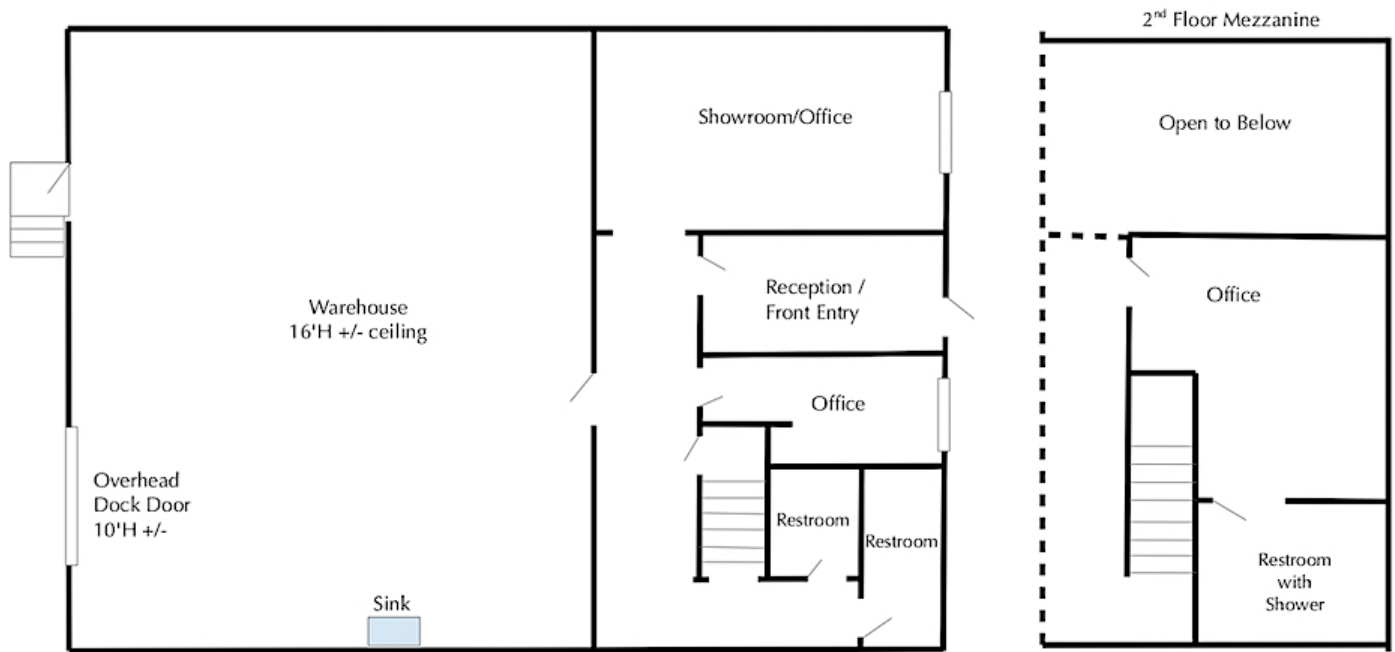
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# 22 SIXTH ROAD, WOBURN, MA



Plan not drawn to scale. Plan not exact.



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