

**265 Ballardvale Street, Wilmington, MA**



## **Industrial – Light Manufacturing Space For Lease**

- Total 7,123 +/- sf; Seeking tenants needing 3,500 to 7,123 +/- sf
- 2 Overhead Dock Doors (8'W x 8'H) that lead directly into to the space
- 1 Double Dock Door with a covered exterior platform
- 1 Office
- Ceilings: 9'H drop; Approx. 14'H in the long narrow room (see photos)
- Fire sprinklers
- 2 Electric Panels: 200 amp at 480v; 125 amps at 208v
- Parking for up to 23 vehicles
- Located 1 mile to Interstate 93
- \$9.50 per rsf NNN
- Sub-lease thru 3/31/2021; owner would consider a long-term lease direct for the entire space

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### **CARBONE Commercial Real Estate, Inc.**

Your Professional Commercial-Investment Real Estate Source

**Contact: Edward Carbone 781-935-5444 [Edward@CarboneRE.com](mailto:Edward@CarboneRE.com) [www.CarboneRE.com](http://www.CarboneRE.com)**

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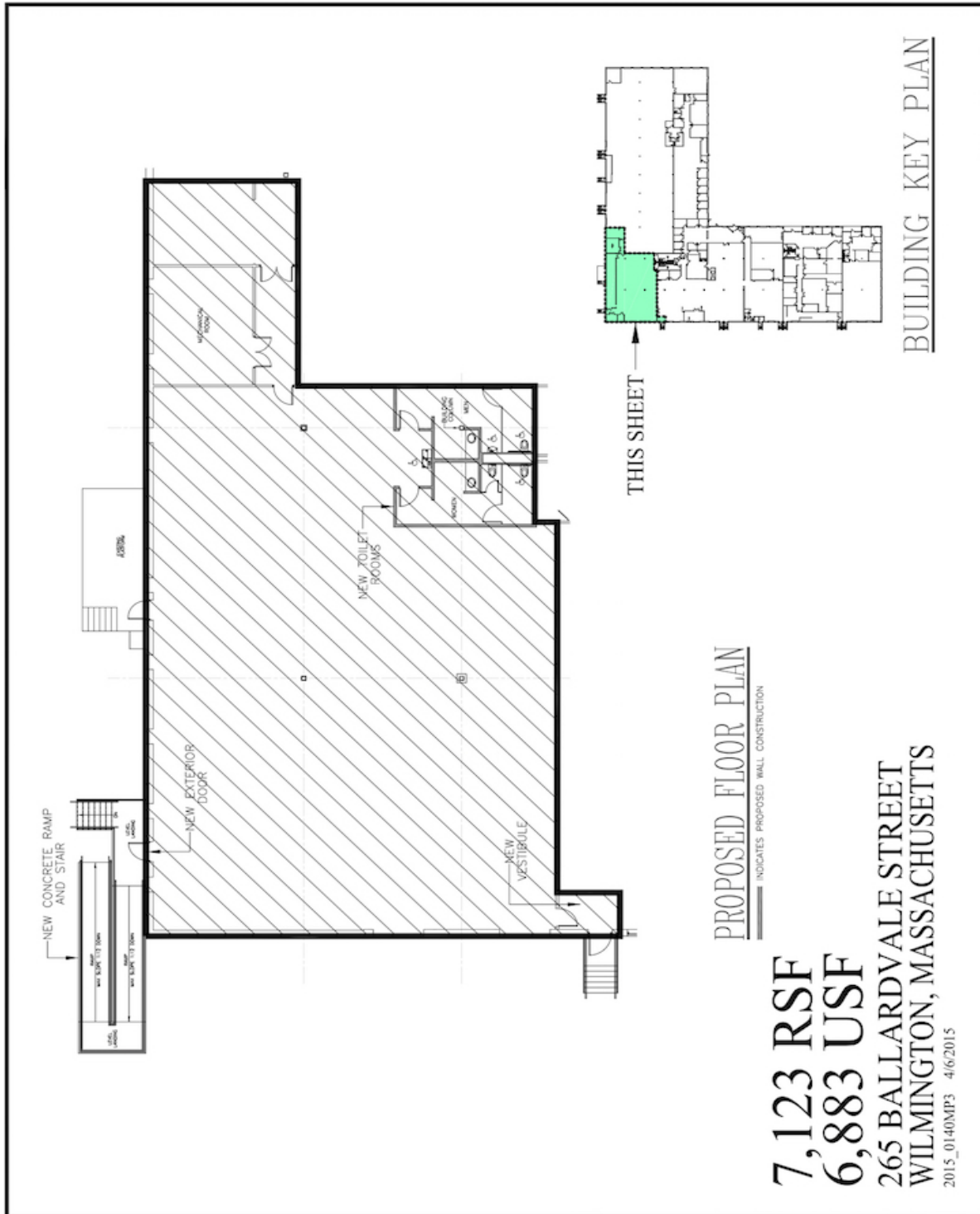
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Plan not exact.

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