

2 Draper Street, Woburn, MA - Unit 2



Industrial Garage Bay & Office Space For Sub-Lease

UNIT 2: 3,214 +/- RSF

- 2,180 +/- rsf garage area
- 1,034 +/- rsf 2nd floor 4-room office
- 1 Ground level overhead door 14'H
- 18'H ceiling in the front part of the garage
- 8'H ceiling under the mezzanine office
- 1 restroom
- 1 floor drain
- Gas heating
- No outside overnight parking or storage
- Zoning: IG – General Industrial
- Located just off Montvale Avenue and 0.8 miles from I-93.
- Sub-Lease thru 10/31/2026
- \$4,650 per month plus utilities*

* Tenant pays their pro-rated share of the water & sewer and snow removal.



Edward Carbone, CCIM

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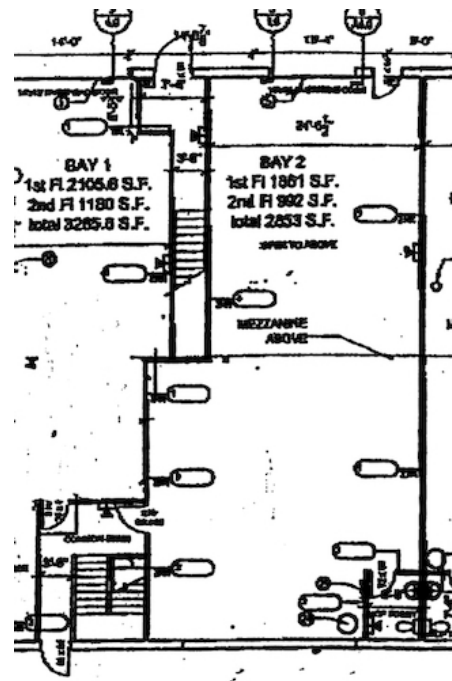
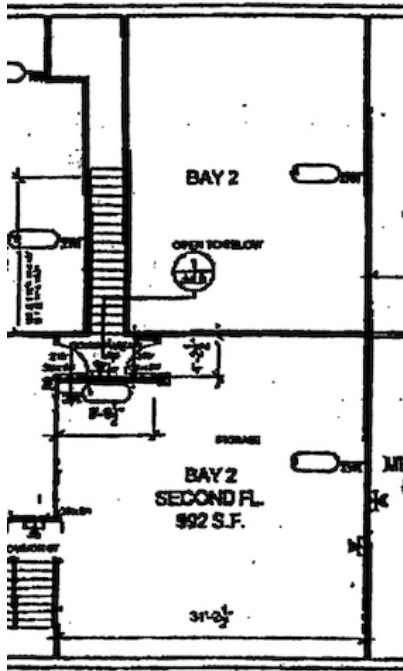
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