

2 Draper Street, Woburn, MA - Unit 2



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.
- \$4,800 per month plus utilities*

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



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

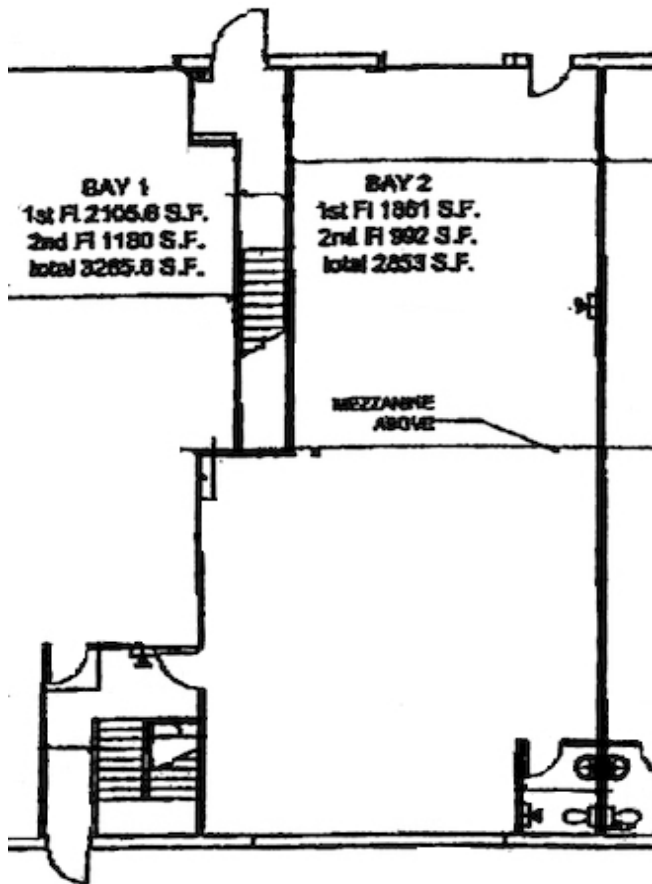
Edward@CarboneRE.com

CarboneRE.com

CARBONE Commercial Real Estate, Inc.

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.
Copyright © 2026 Carbone Commercial Real Estate, Inc., agent of the Owner/Lessor.

2 DRAPER STREET, WOBURN, MA – UNIT 2



781.935.5444
CarboneRE.com

CARBONE Commercial Real Estate, Inc.

2 DRAPER STREET, WOBURN, MA – UNIT 2



781.935.5444
CarboneRE.com

CARBONE Commercial Real Estate, Inc.