

64 INDUSTRIAL PARKWAY, WOBURN, MA



PROPERTY

BUILDING: 48,620 +/- sf
LAND: 2.01 acres
YEAR BUILT: 1978 (Renovated 2019)
ZONING: IP (Industrial Park)
PARKING: 65 +/- spaces
ROOF: Rubber membrane (2019)
LOCATION: 0.8 miles from the
Route 95/128 and 93
Interchange



INDUSTRIAL / WAREHOUSE

SPACE FOR LEASE

AVAILABLE: 20,000 +/- rsf
TYPE: Industrial / Warehouse
LOADING: Two (2) Loading Docks
One (1) Loading with Ramp
CEILING HEIGHT: 18' +/-
HEAT: Gas Fired Heaters (warehouse);
SPRINKLERS: Wet
COLUMN SPACING: 23-1/2' X 33'
POWER: 2500 amps 3-phase 480v
LIGHTING: LED lights (warehouse)
UTILITIES: Gas Heat: National Grid
Electric: Eversource
Water/Sewer: City of Woburn
LEASE RATE: \$12.50 per sf NNN
AVAILABLE: January 1, 2021

Edward Carbone, CCIM

781.935.5444 (o)

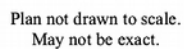
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CARBONE Commercial Real Estate, Inc.

A photograph of a long, two-story brick building with a repeating pattern of windows. The building is constructed of red brick and features a series of tall, narrow windows on the upper floor and slightly wider windows on the lower floor. Small, dark rectangular vents or light fixtures are mounted on the brick wall between the windows. A concrete sidewalk runs along the base of the building, and a green lawn is in the foreground. In the background, there are trees and a white pickup truck parked on a grassy area under a blue sky with scattered clouds.



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