

# 1 Presidential Way, Woburn, MA - Unit 102



## INDUSTRIAL CONDO - FOR LEASE

### UNIT 102:

- 2,250 +/- sf
- 2,250 +/-sf ground level plus 390 +/-sf mezzanine storage
- 2-Room front office
- Rear warehouse 18'H +/- (8'H +/- under mezzanine)
- Overhead loading door 12'H
- On-site, shared parking lot.
- Zoned: IP-2 (per Zoning map)
- Located on 1 miles to Route 93 and 2 miles to Route 95/128.
- \$6,000 per month plus utilities



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

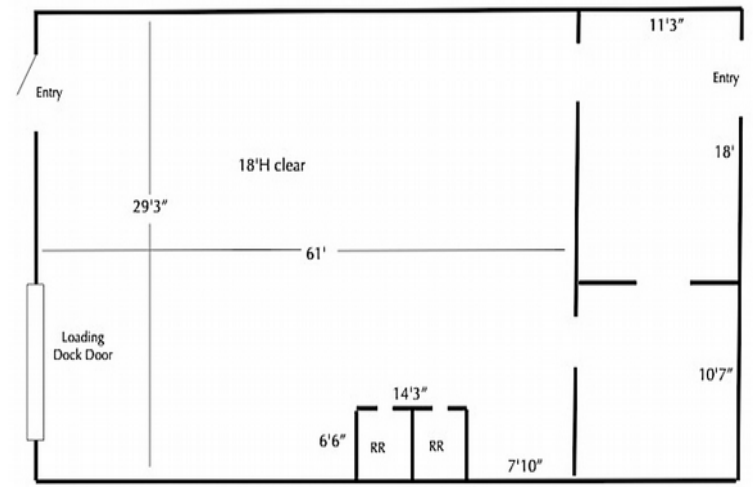
Edward@CarboneRE.com

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.

# 1 Presidential Way, Woburn, MA – Unit 102



Plan not drawn to scale. Plan not exact.

781.935.5444  
CarboneRE.com

**CARBONE Commercial Real Estate, Inc.**

Images may include limited digital enhancements for clarity and presentation, such as removal of non-structural items. No structural or site elements have been intentionally altered. Actual property conditions may differ.