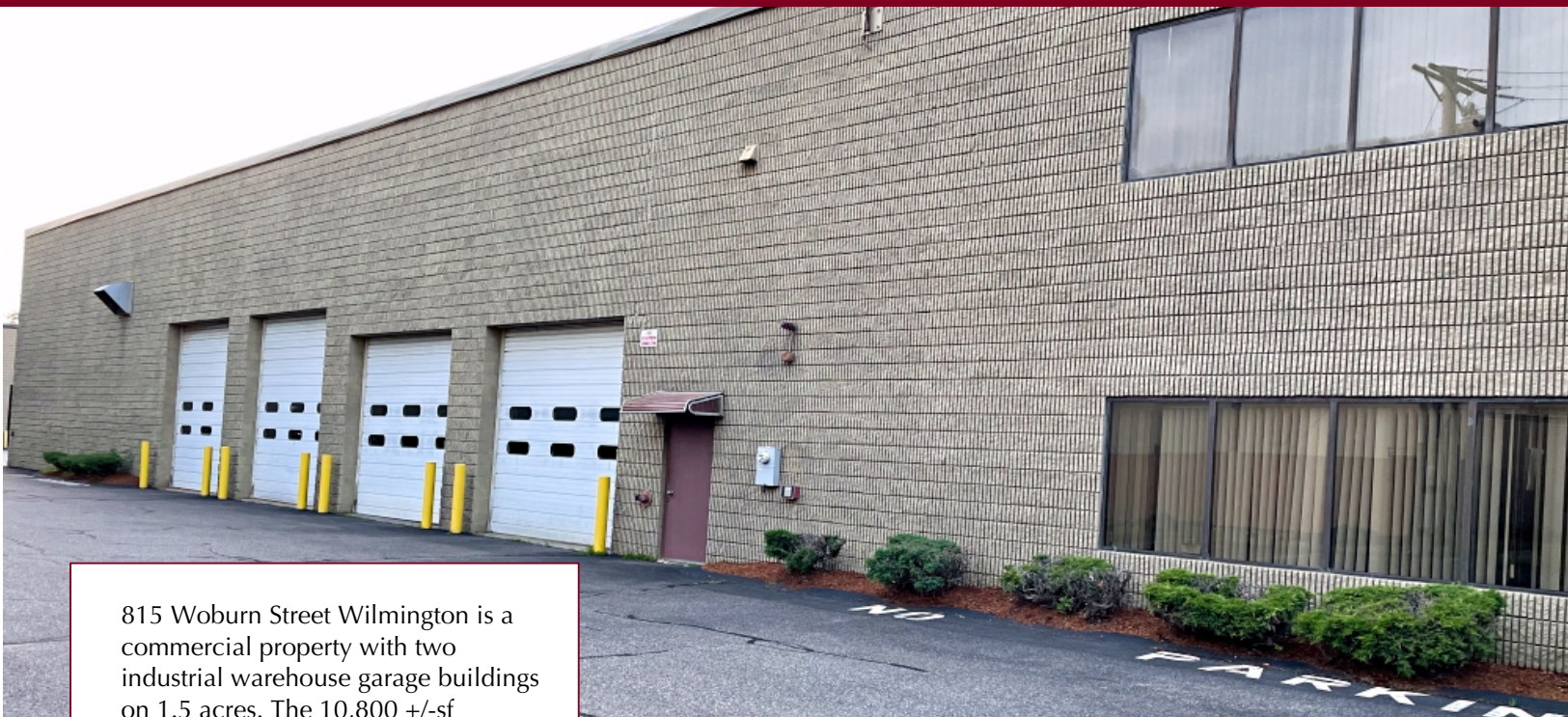


815 Woburn Street, Wilmington, MA



815 Woburn Street Wilmington is a commercial property with two industrial warehouse garage buildings on 1.5 acres. The 10,800 +/-sf building located toward the front of the lot is available for lease.

Industrial Space For Lease

Building:	10,800 +/-sf
Warehouse:	7,200 +/-sf, 19'H clear, drive-in at grade
Office:	3,600 +/-sf
Electric:	400 amp, 480 volt
Gas:	Natural gas heat fuel
Water/Sewer:	Town water / Town sewer
Crane:	5 Ton
Shower:	Yes
Laundry:	Yes
Parking:	20 +/- vehicle
Floor Drains:	Yes
Ceiling Fans:	Yes
5 Drive-in doors:	2 - (14h x 12w), 1 - (14h x 14w), 2 - (12h x 12w)
Compressor:	Yes
Zoning:	General Industrial
Lot:	32,000 +/-sf
Building Footprint:	150' x 60'
For Lease:	\$20.00 per sf nnn Estimated nets \$4.50 per sf



Edward Carbone, CCIM

781.935.5444 (o)

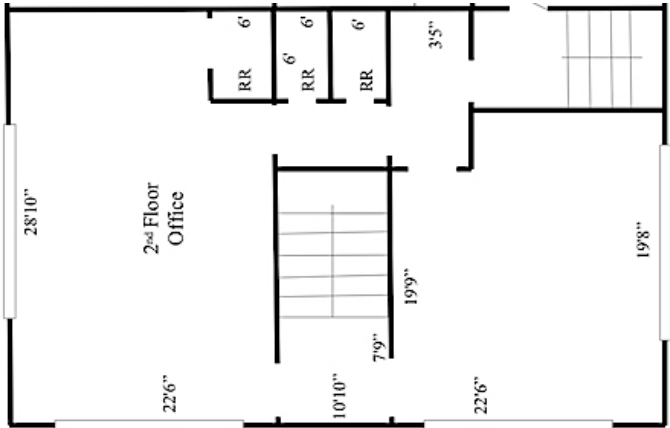
978.930.1579 (c)

Edward@CarboneRE.com

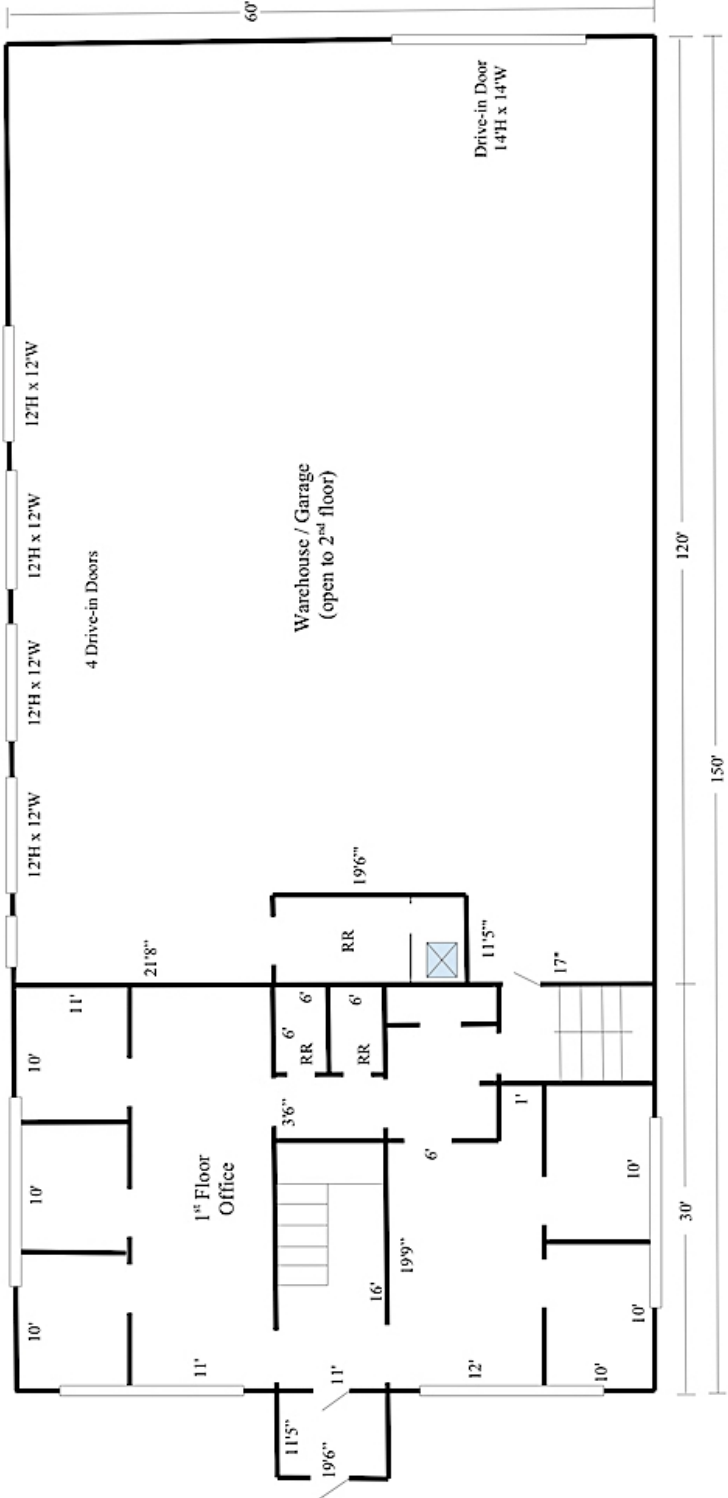
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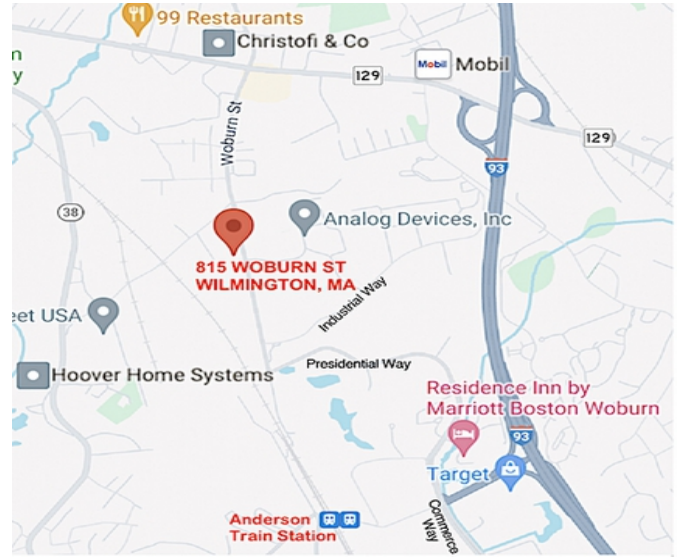


SECOND FLOOR OFFICE



FIRST FLOOR WAREHOUSE/GARAGE & OFFICE

815 Woburn Street, Wilmington, MA



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