

FOR
SALE OR
LEASE

525 WOBURN STREET: UNIT 2

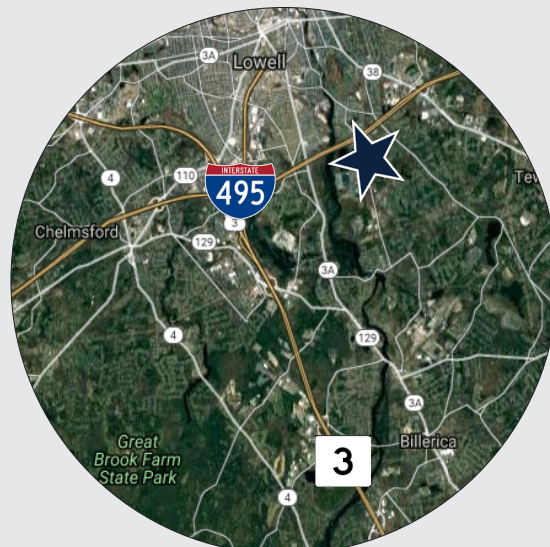
TEWKSBURY, MA

5,540 S.F. COMMERCIAL CONDO

FOR SALE OR FOR LEASE

» The Stubblebine Company/CORFAC International is pleased to present for lease this 5,540 s.f. high-bay condominium unit.

- Strategically located directly off of I-495 between Exits 37 and 38 (Route 38) in the Lowell/Tewksbury area
- Less than one mile from the MBTA Lowell Line North Billerica commuter train station.



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

SPACE AVAILABLE	Unit 2: 5,540 SF commercial condominium (5,540 SF Warehouse with 2-story office area), Two entryways- Potential separate office tenant for lease income
OCCUPANCY	March 2018
LOADING	1 Drive-in door (14'x12')
CEILING HEIGHT	18'6"
RESTROOMS	2 ADA Compliant
PARKING	Common
HEAT	Gas
ZONING	HI (Heavy Industrial)
LEASE RATE	\$9.95/SF Gross Net Utilities
SALE PRICE	Market
UTILITIES	Separately-metered Water and Electric
ELECTRIC	3-Phase, 200AMP
SPRINKLER	Wet System

HIGHWAY ACCESS

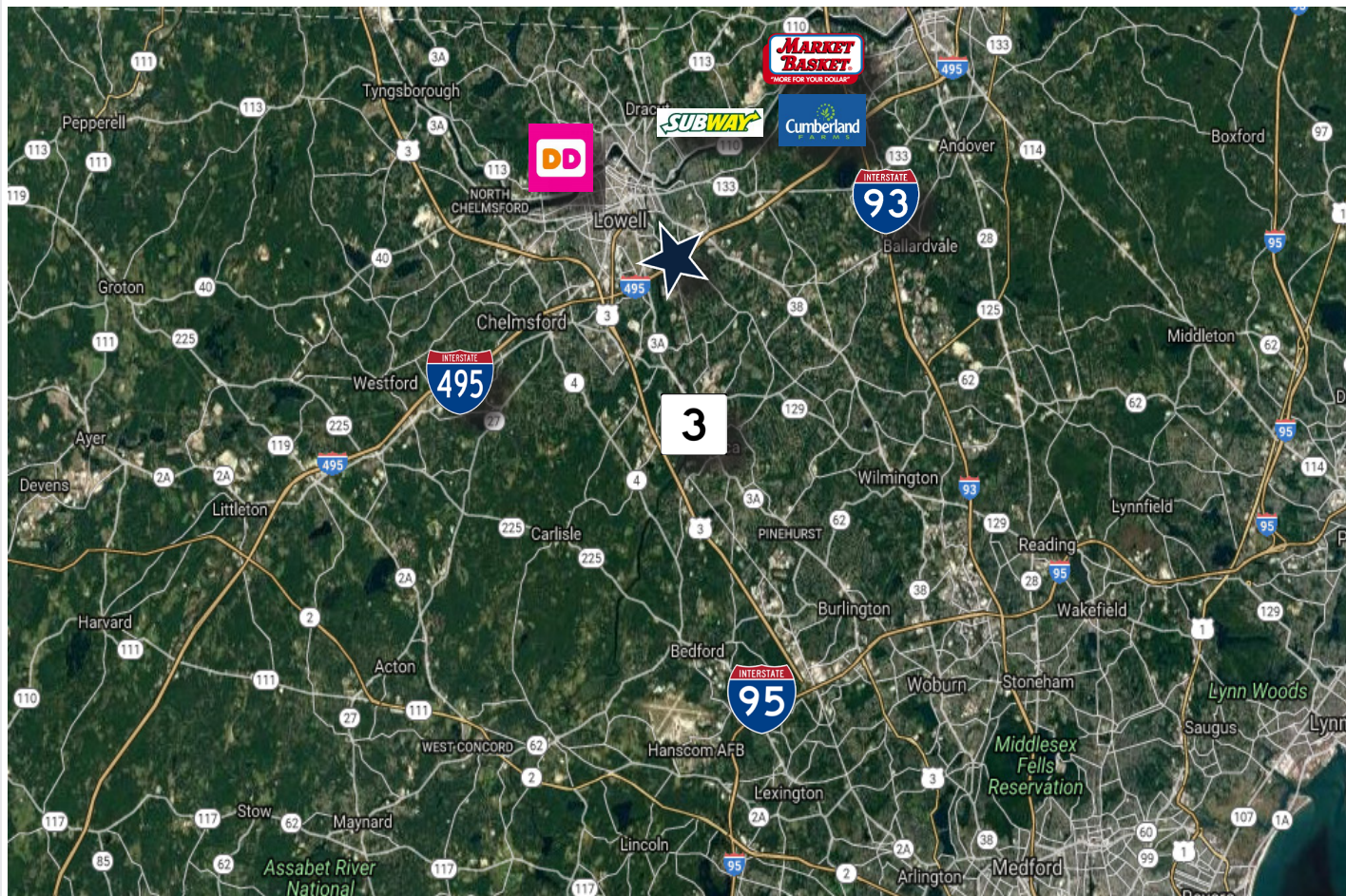
Rte I-495, Exit 37, Two miles to Lowell Connector

EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



LOCATION



- 6.7 miles to I-93
- 15 miles to I-95
- 2.9 miles to Route 3
- 0.6 miles to I-495



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

CONTACT:

ELLEN GARTHOFF

978-760-1263

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.