



180 NEW BOSTON STREET

WOBURN, MA

66,219 SF | **INDUSTRIAL BUILDING FOR SALE**

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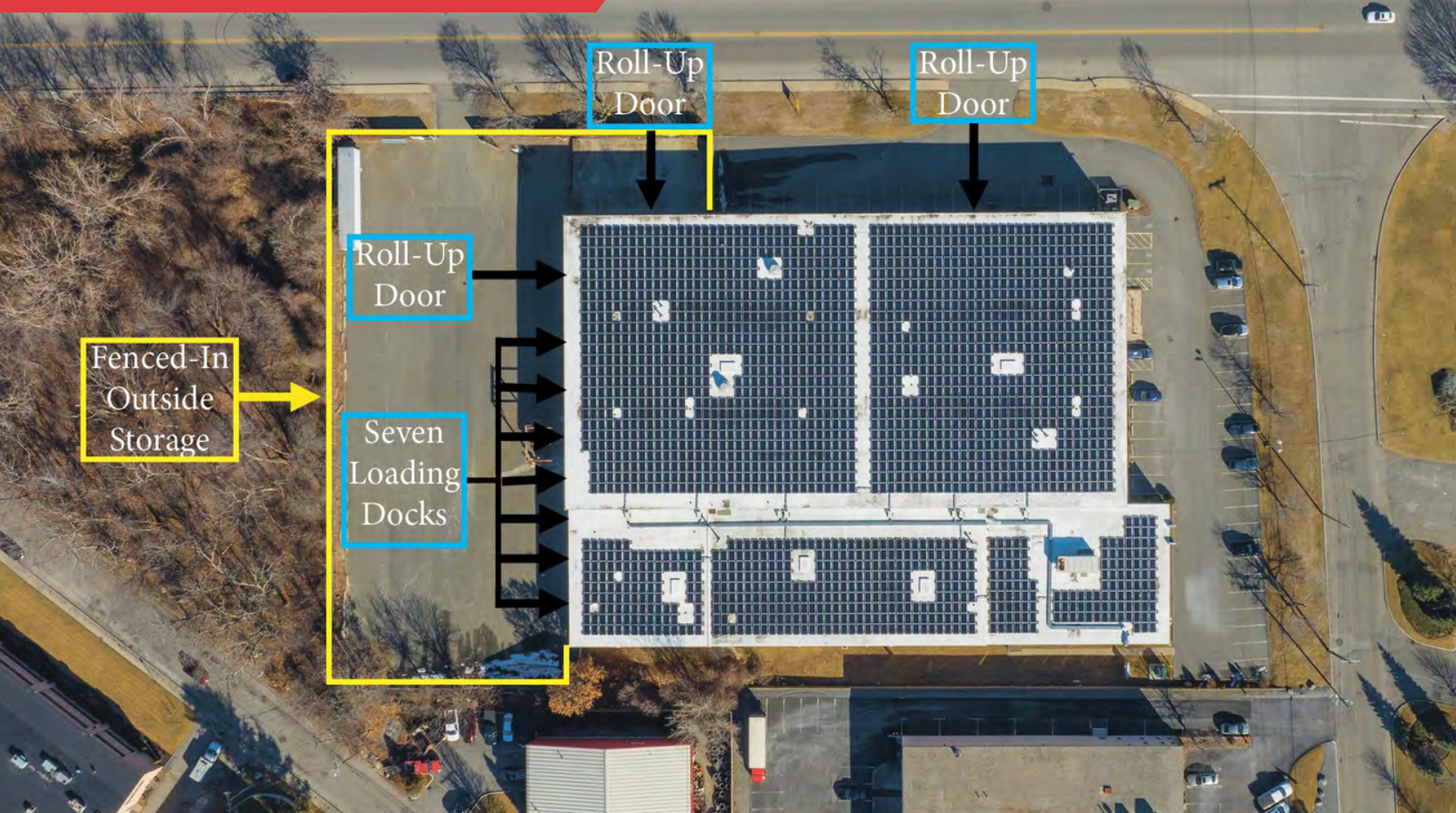
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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

66,219 SF FREE STANDING INDUSTRIAL BUILDING FOR SALE

PROPERTY HIGHLIGHTS

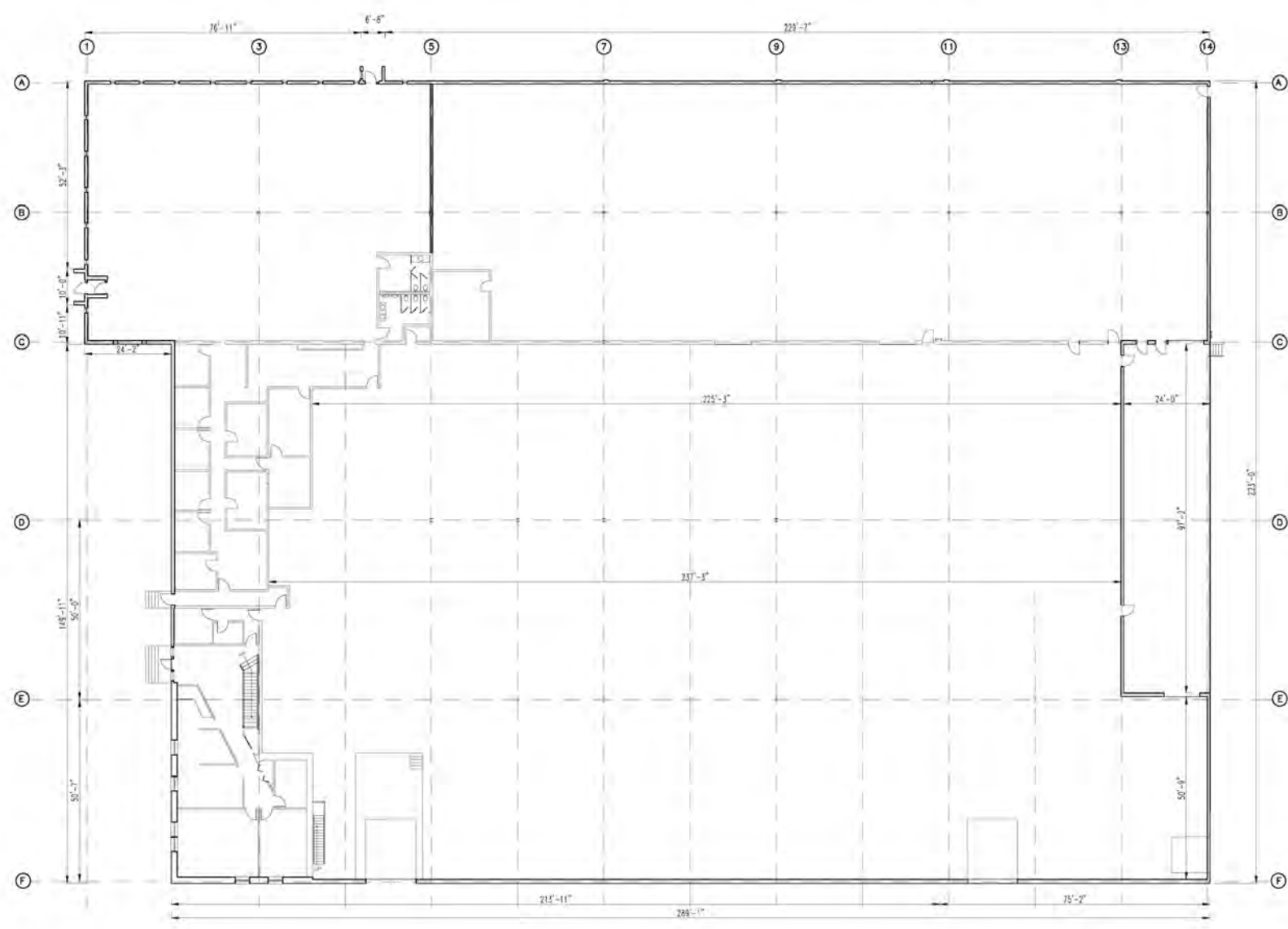
- AVAILABLE: 1/1/2024
- HIGH BAY WAREHOUSE
- TAILBOARD AND ON-GRADE LOADING
- 1.2 MILES TO I-95 AND 1.9 MILES TO I-93
- ENCLOSED FENCED-IN PAVED AREA
- FOUR (4) GANTRY CRANES WHICH SERVICE THE WAREHOUSE AREA
- \$2.08/SF 2022 TAXES

DEMOGRAPHICS	3 MILES	5 MILES
Total Households	27,687	73,769
Total Population	72,754	191,307
Average HH Income	\$95,603	\$104,040

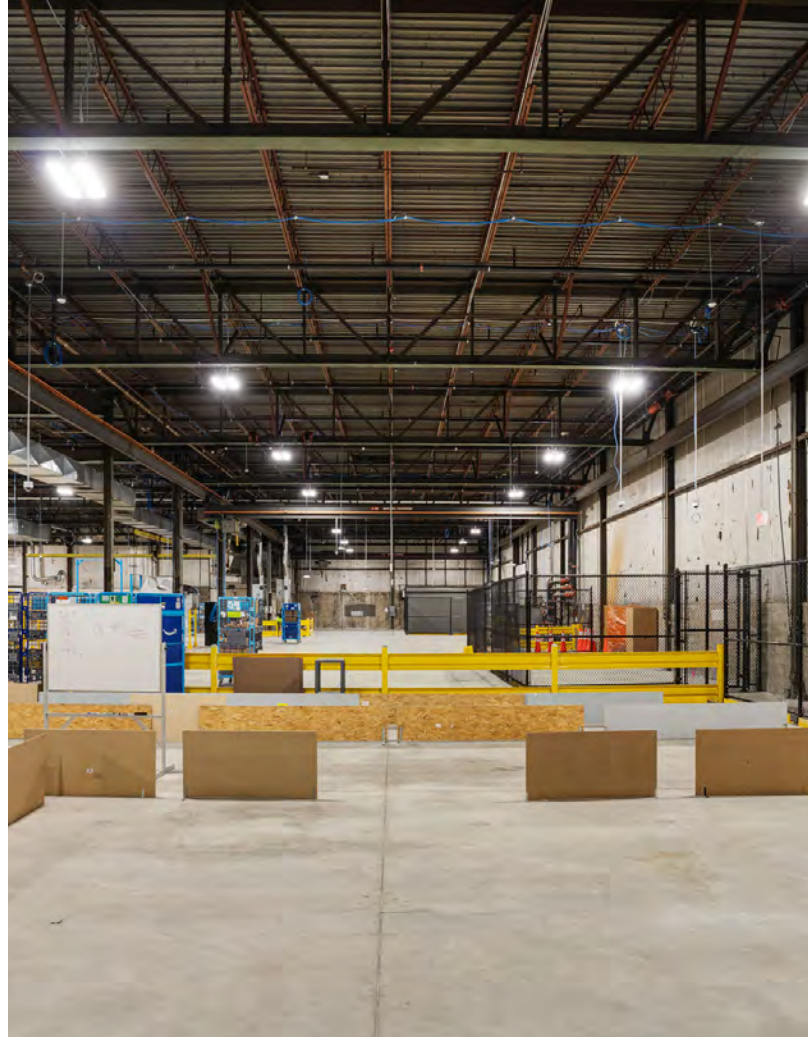
PROPERTY SPECIFICATIONS

Age:	1979
Sprinklers:	Wet
Parking:	100 Spaces
Zoning:	Industrial Park (IP)
Ceiling Height:	14.9' - 22'
Utilities:	City sewer/oil heating
Power:	400 amps/3-phase/4 wire 120/208 Volt main
Bay Column:	25' x 45' spacing
Roof:	New rubber membrane
Loading:	Three (3) on-grade roll-up doors Seven (7) tailboard height dock doors Two (2) large exterior loading platforms
Available Size:	66,219 SF
Lot Size:	3.69 Acres
Sale Price:	MARKET

FLOOR PLAN



ADDITIONAL PHOTOS



AERIAL VIEW

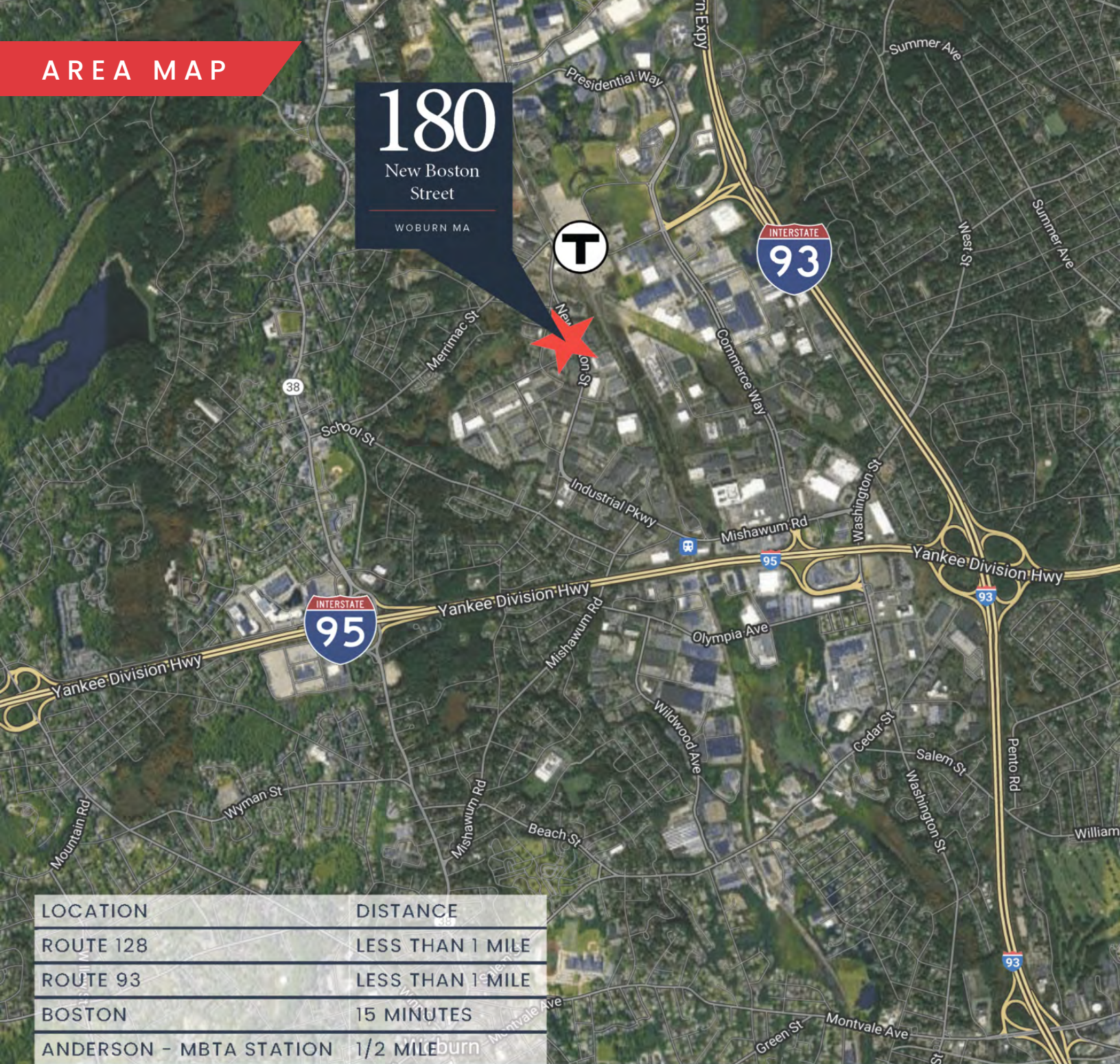


AREA MAP

180

New Boston Street

WOBURN MA



LOCATION	DISTANCE
ROUTE 128	LESS THAN 1 MILE
ROUTE 93	LESS THAN 1 MILE
BOSTON	15 MINUTES
ANDERSON - MBTA STATION	1/2 MILE

NEARBY AMENITIES



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