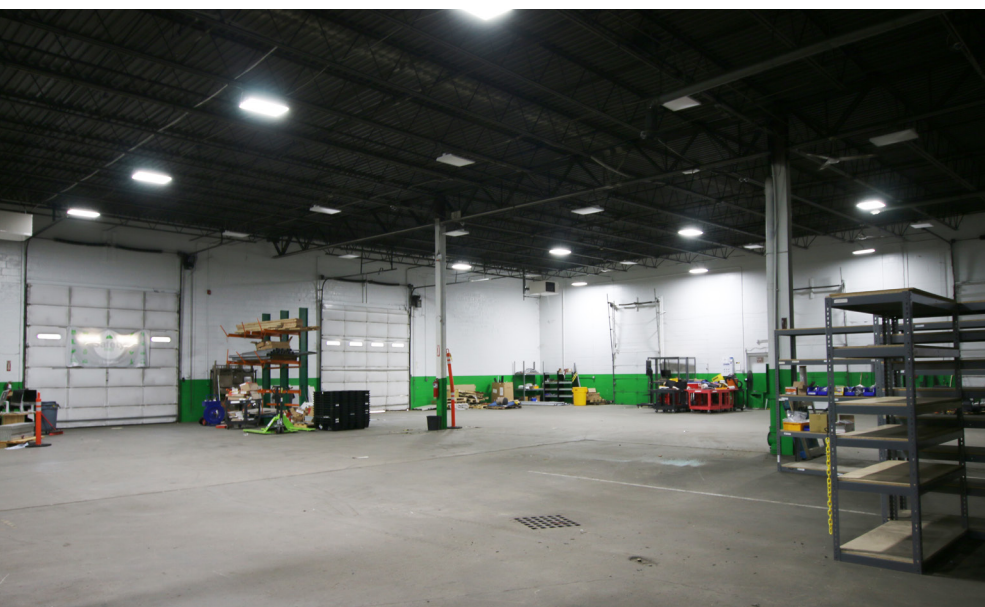


FOR LEASE

44-48 SIXTH ROAD

Woburn, Massachusetts

12,875 SF FLEX/WAREHOUSE/OFFICE



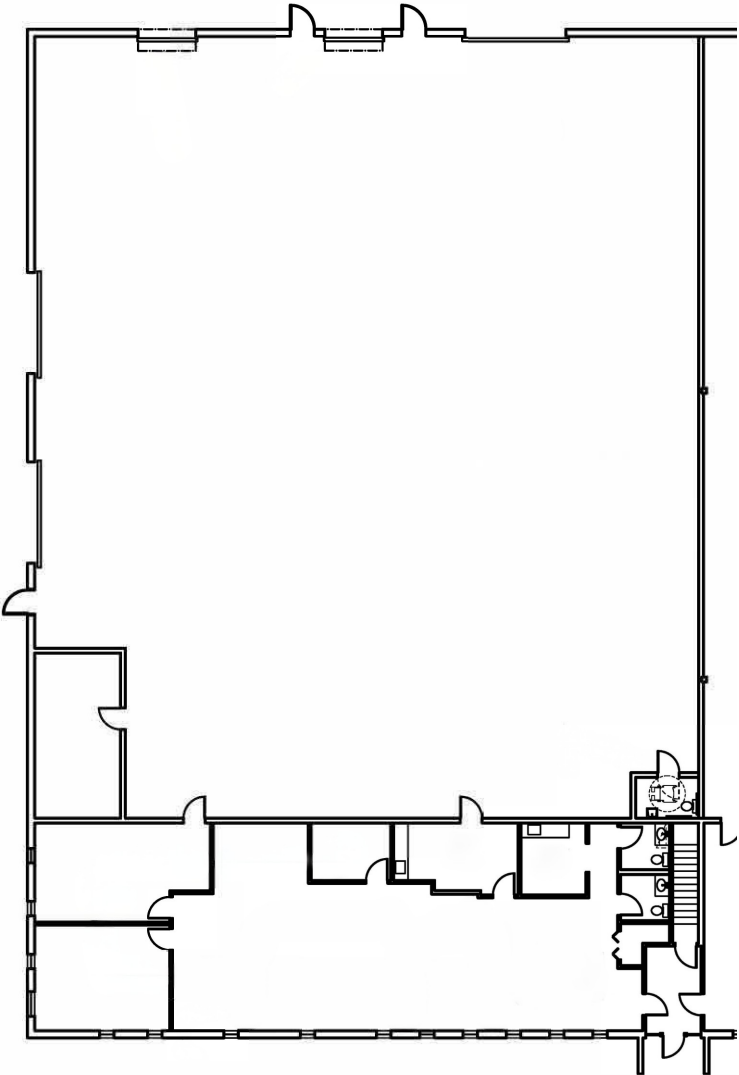
44-48 SIXTH ROAD

Woburn, Massachusetts

PROPERTY SPECIFICATIONS

BUILDING SIZE:	100,000 SF	COLUMN SPACING:	40' x 30'
AVAILABLE SF:	12,875 RSF	CLEAR HEIGHT:	18'6"
PROPERTY TYPE:	Flex/Warehouse/Office	FLOORING:	Concrete
YEAR BUILT:	1983	SPRINKLERS:	Wet
ZONING:	IP, Woburn	HEAT:	Gas blowers; HVAC in office
PARKING:	2.00/1,000 SF (24 spaces)	AIR CONDITIONING:	100% HVAC only
CONSTRUCTION:	Block & Steel	POWER:	400 amp, 220 volts, 3 phase amp, 220 Volts, 3 Phase
LOADING:	Two (2) Tailboard Two (2) Oversized Drive-in Doors Two (2) Ramped Docks	UTILITIES:	Gas/Electric: National Grid Water/Sewage: Woburn

FLOOR 1



FOR LEASE

44-48 SIXTH ROAD

Woburn, Massachusetts

12,875 SF FLEX/WAREHOUSE/OFFICE



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