

**FOR  
LEASE**

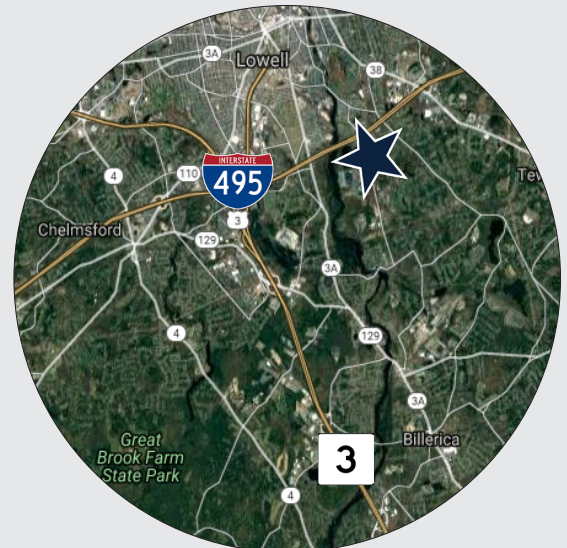
# 525 WOBURN STREET: UNIT 5 TEWKSBURY, MA

## 4,800 S.F. COMMERCIAL CONDO FOR LEASE

» The Stubblebine Company/CORFAC International is pleased to present for lease this 4,800 s.f. high-bay condominium unit.

### Salient Details Include:

- 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

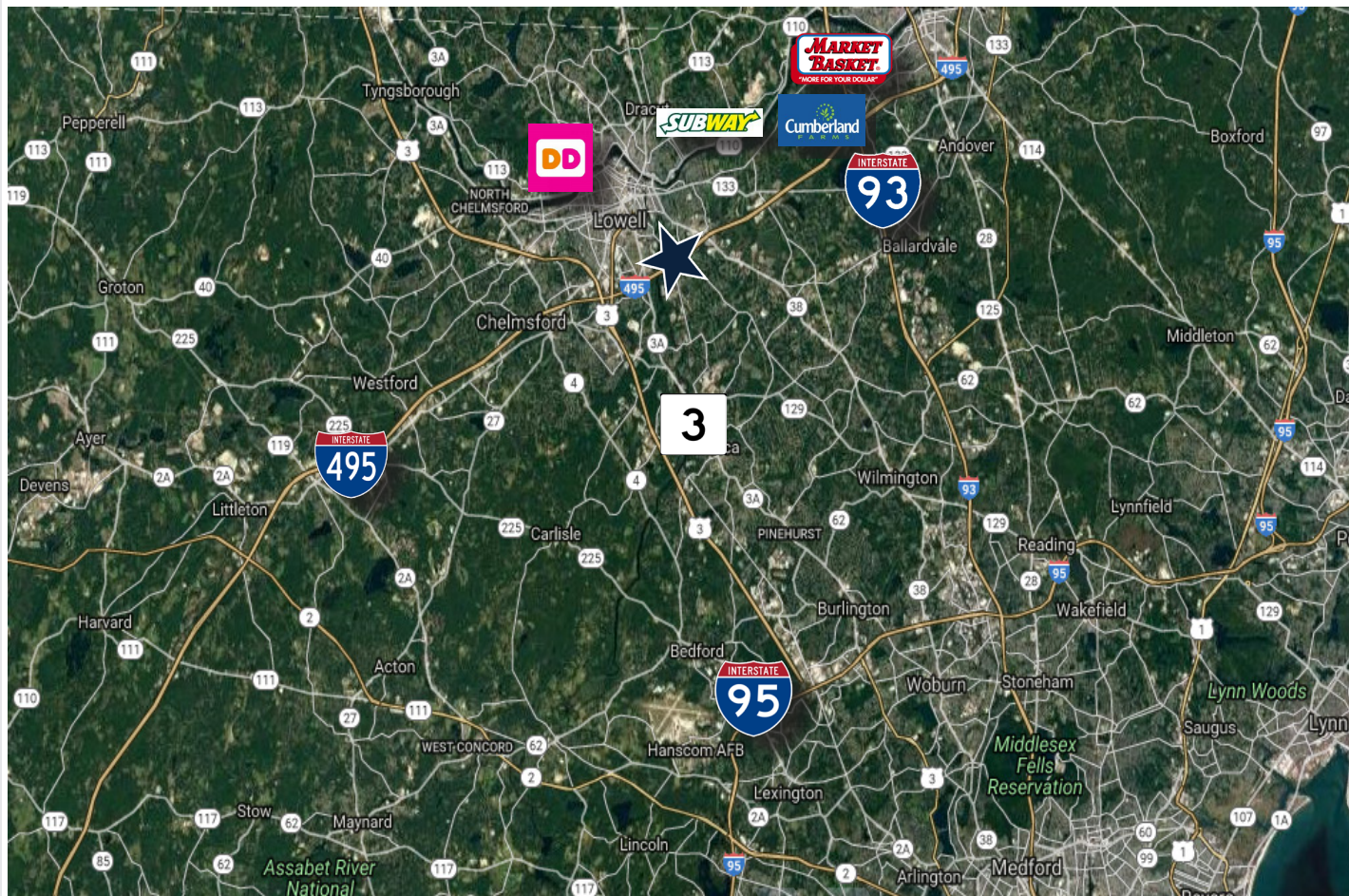
|                        |                                                                                          |
|------------------------|------------------------------------------------------------------------------------------|
| <b>SPACE AVAILABLE</b> | Unit 5: 4,800 SF commercial condominium<br>(3,500 SF Warehouse with 2-story office area) |
| <b>OCCUPANCY</b>       | Immediate                                                                                |
| <b>LOADING</b>         | 1 Drive-in door (14'x12')                                                                |
| <b>CEILING HEIGHT</b>  | 18'6"                                                                                    |
| <b>RESTROOMS</b>       | 2 ADA Compliant                                                                          |
| <b>PARKING</b>         | Common                                                                                   |
| <b>HEAT</b>            | Gas                                                                                      |
| <b>ZONING</b>          | HI (Heavy Industrial)                                                                    |
| <b>LEASE RATE</b>      | \$9.95/SF Gross Net Utilities                                                            |
| <b>UTILITIES</b>       | Separately-metered Water and Electric                                                    |
| <b>ELECTRIC</b>        | 3-Phase, 200AMP                                                                          |
| <b>SPRINKLER</b>       | Wet System                                                                               |
| <b>HIGHWAY ACCESS</b>  | Rte I-495, Exit 37, Two miles to Lowell Connector                                        |



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## LOCATION

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



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## CONTACT:

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978-760-1263

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