



# 64 HOLTON STREET

WOBURN, MA

FOR LEASE | 52,340 SF INDUSTRIAL BUILDING

- Located 1.5 Miles from I-93 and 2.5 Miles from I-95
- Well maintained 17'-19' clear free standing building



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL





### PROPERTY DESCRIPTION

Strategically located close to the intersection of I-93 and I-95, 64 Holton Street, Woburn, MA is an attractive, free-standing 52,340 SF industrial/flex building situated on 2.997 acres of land.

| DEMOGRAPHICS      | 5 MILES   | 10 MILES |
|-------------------|-----------|----------|
| Total Households  | 36,747    | 127,708  |
| Total Population  | 91,675    | 314,553  |
| Average HH Income | \$105,626 | \$96,805 |

### PROPERTY SPECIFICATIONS

|                 |   |
|-----------------|---|
| BUILDING SIZE:  | 52,340 SF<br>(6,400 SF of Office)                     |
| LAND AREA:      | 2.997 AC  |
| ROOF:           | Rubber Membrane                                       |
| CEILING HEIGHT: | 17'-19' under the bar joists                          |
| BAY SPACING:    | 40' x 50'   |
| LIGHTING:       | Energy Efficient Lighting                             |
| POWER:          | 2,000 A   277/480 V<br>  3P 4W                        |
| UTILITIES:      | City Water & Sewer, Natural Gas                       |
| HVAC:           | Gas units: AC in the office and heat in the warehouse |
| LOADING:        | Four (4) Tailboard Docks: Three 8'x10', One 10'x12'   |
| SPRINKLERS:     | Wet System  |
| RENTAL RATE:    | Market  |
| AVAILABLE:      | 4/1/2024  |



ADDITIONAL PHOTOS



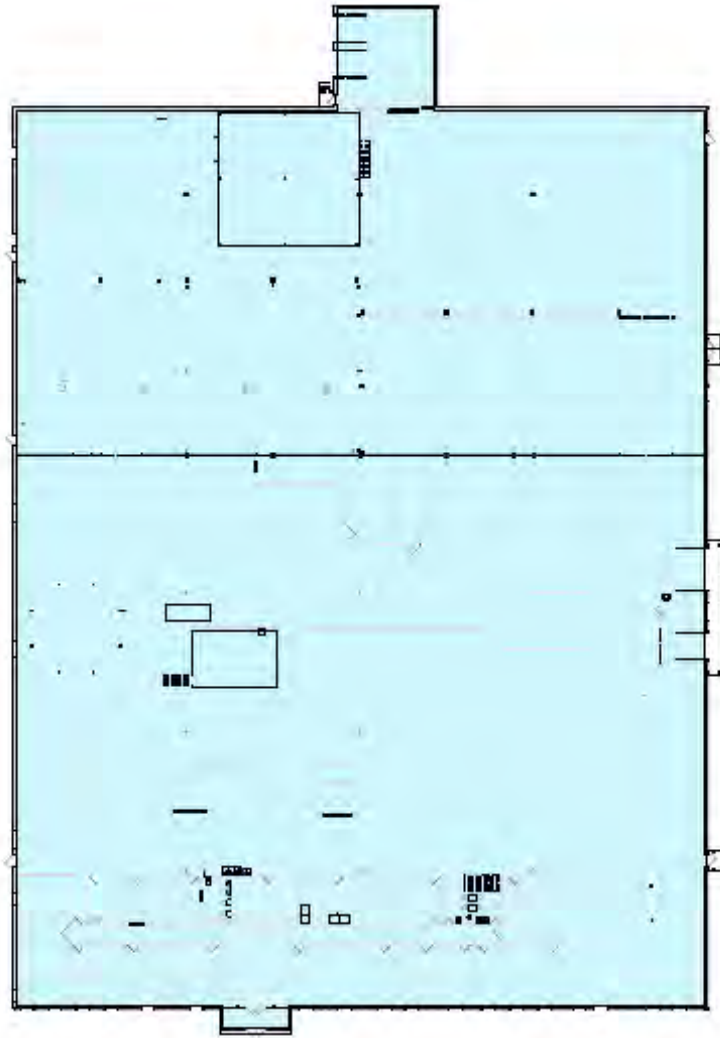


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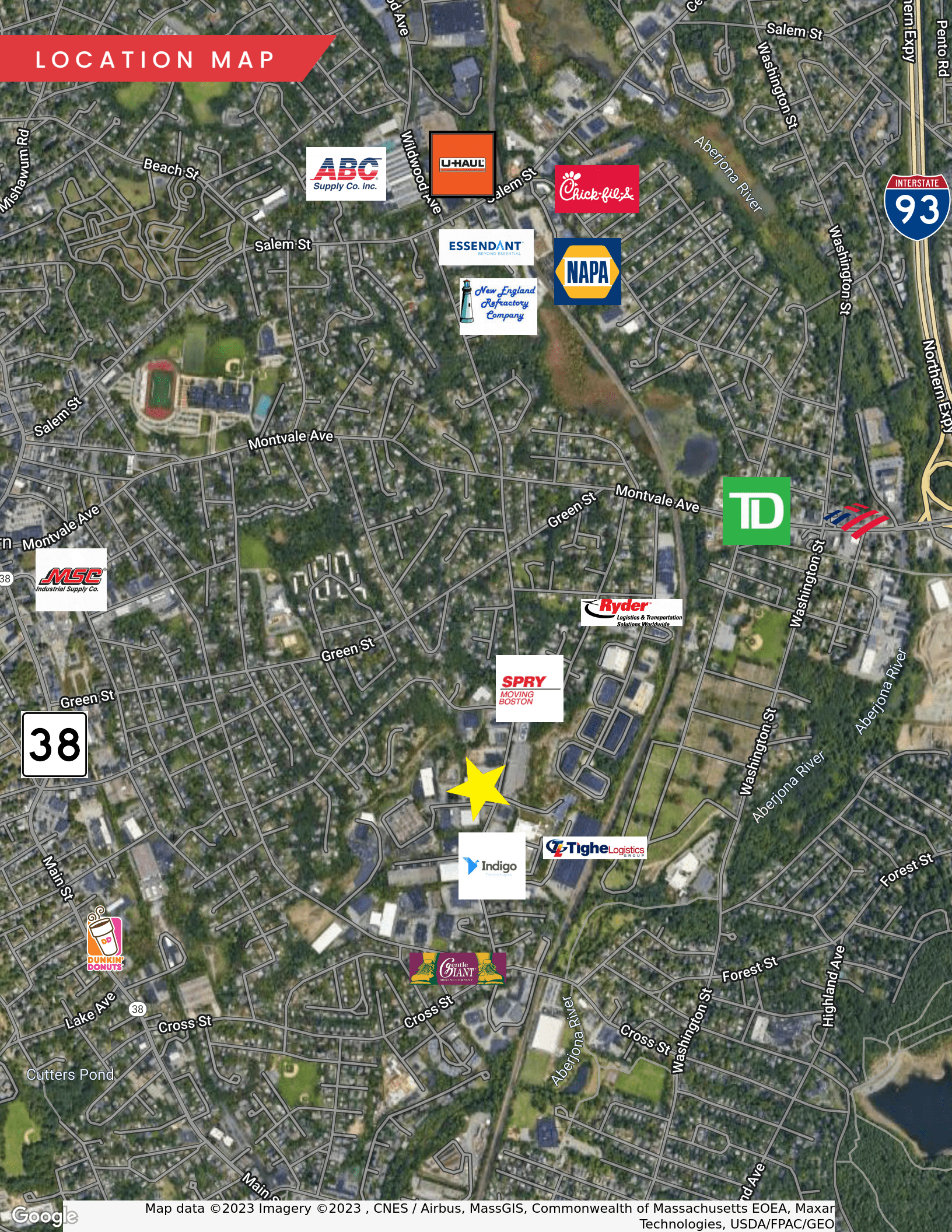


FLOOR PLAN

52,340 SF



# LOCATION MAP





# 64 HOLTON STREET

WOBURN, MA

52,340 SF | INDUSTRIAL BUILDING ON 3 ACRES

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

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