



5 WALTHAM STREET

WILMINGTON, MA

35,489 SF | 29' CLEAR WAREHOUSE SPACE AVAILABLE

- 29' Clear Height
- Crossdock Loading: Seven (7) Tailboard Docks
- New LED Lights



PROPERTY SUMMARY



PROPERTY DESCRIPTION

35,489 SF 29' CLEAR, HIGH-BAY WAREHOUSE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- LOCATED JUST OFF ROUTE 62, ONE MILE FROM I-93
- 7 TAILBOARD LOADING DOCKS AND 1 DRIVE-IN
- LARGE PAVED OUTSIDE STORAGE AREA

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,313	49,365	245,846
Total Population	42,554	132,655	639,661
Average HH Income	\$140,363	\$141,971	\$131,624

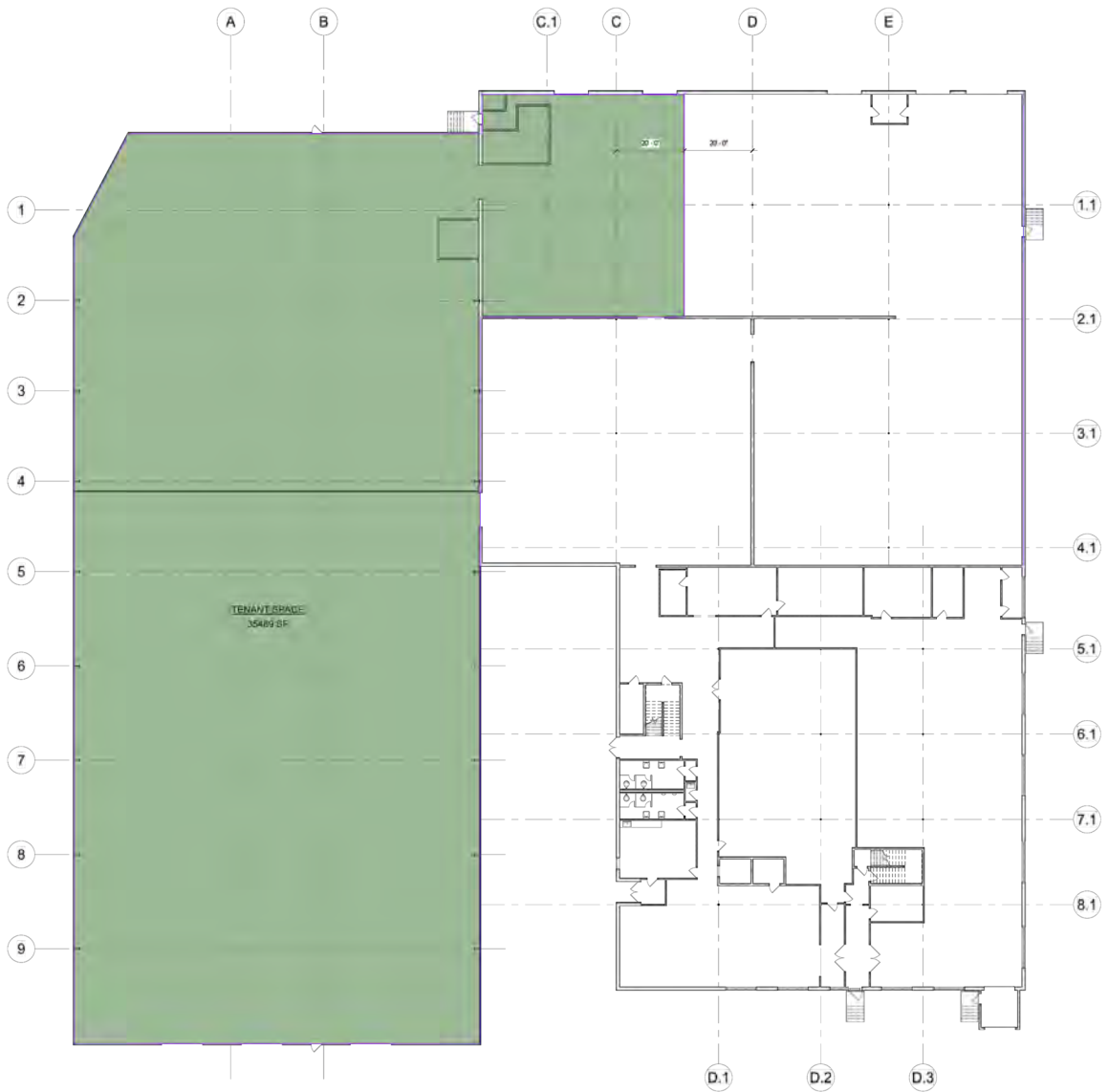
PROPERTY SPECIFICATIONS

TOTAL SIZE:	84,178 SF
AVAILABLE:	35,489 SF
CEILING HEIGHT:	29' Clear
LAND AREA:	5.8 AC
ZONING:	INDUSTRIAL
HVAC:	100% IN OFFICE (FORCED AIR/OIL), FORCED HOT WATER IN WAREHOUSE
SPRINKLERS:	WET SYSTEM
ELEVATOR:	ONE (1) PASSENGER
LIGHTING:	NEW LED LIGHTS
ELECTRIC:	2,000 AMP/208V, 3-PHASE, 4 WIRE
COLUMN SPACING:	25' X 30'
WATER/SEWER:	MUNICIPAL/SEPTIC SYSTEM

ADDITIONAL PHOTOS

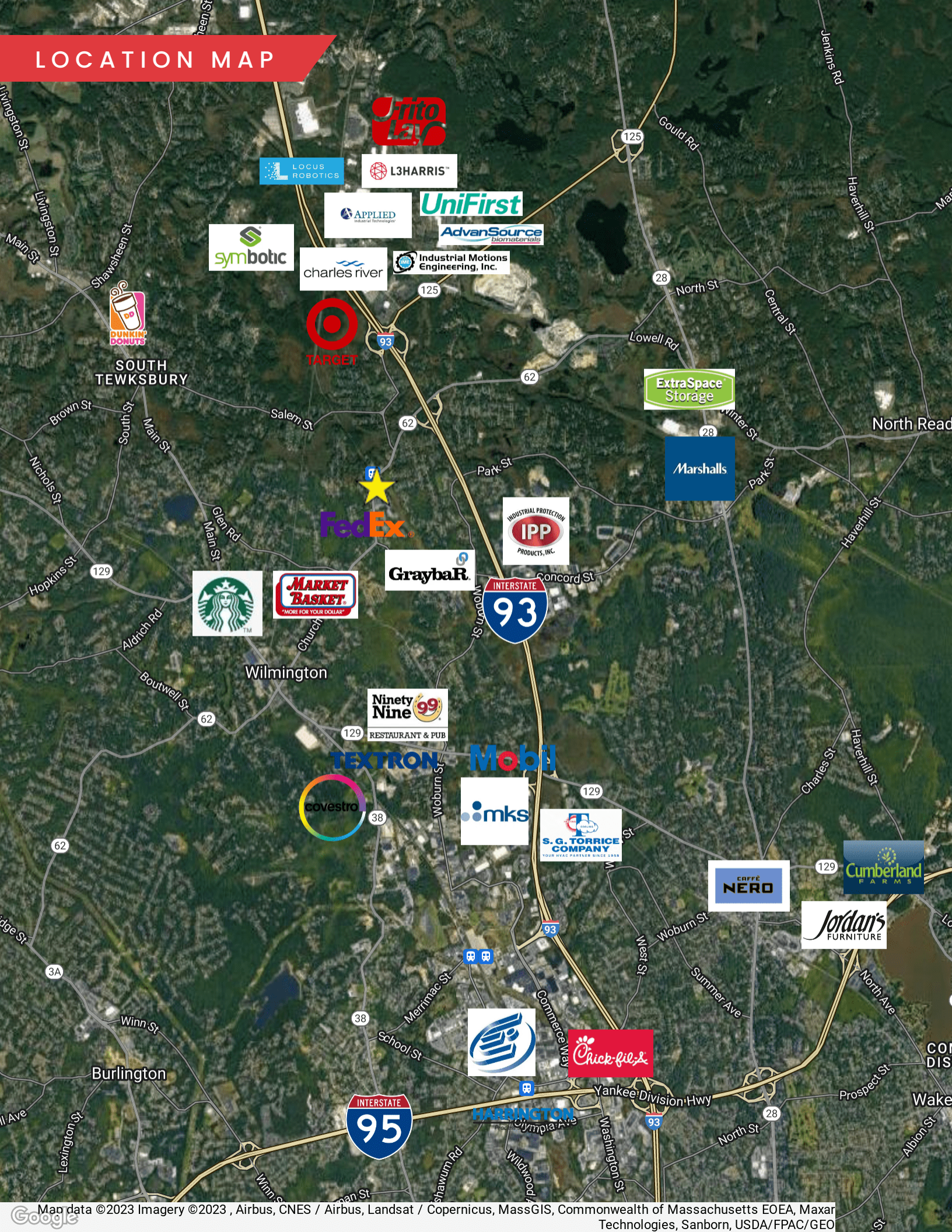


FLOOR PLAN



1 01 FIRST FLOOR
A2 1/16" = 1'-0"

LOCATION MAP



SOUTH TEWKSBURY



Wilmington



Burlington



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