



5 WALTHAM STREET

WILMINGTON, MA

FOR LEASE | 34,000 SF 29' CLEAR WAREHOUSE SPACE AVAILABLE

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



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

34,000 SF 29' Clear, High-Bay Warehouse Space Available for Lease.

PROPERTY HIGHLIGHTS

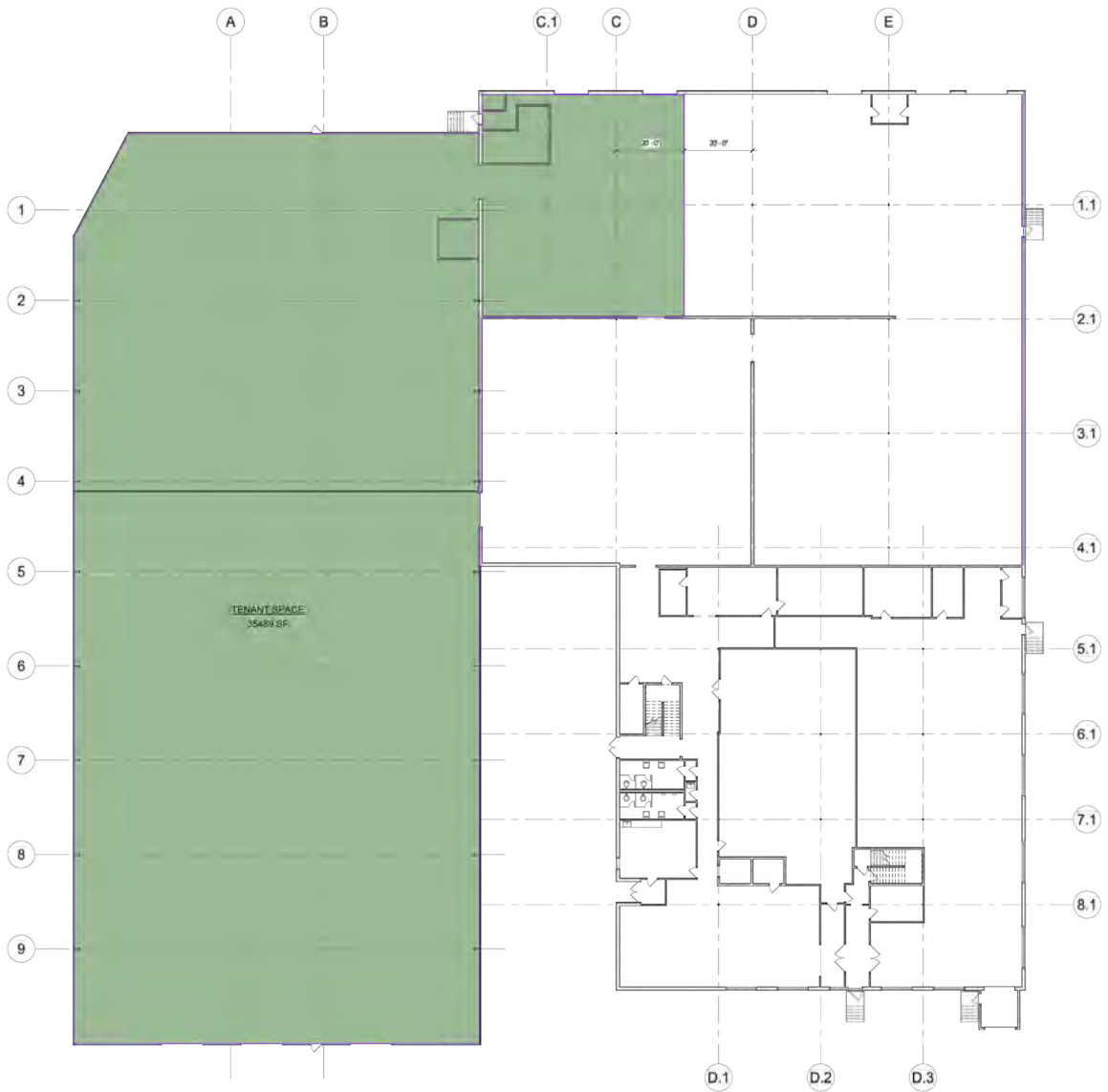
- Located Just off Route 62, 1 Mile from I-93
- 7 Tailboard Loading Docks and 1 Drive-In
- Large Paved Outside Storage Area

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

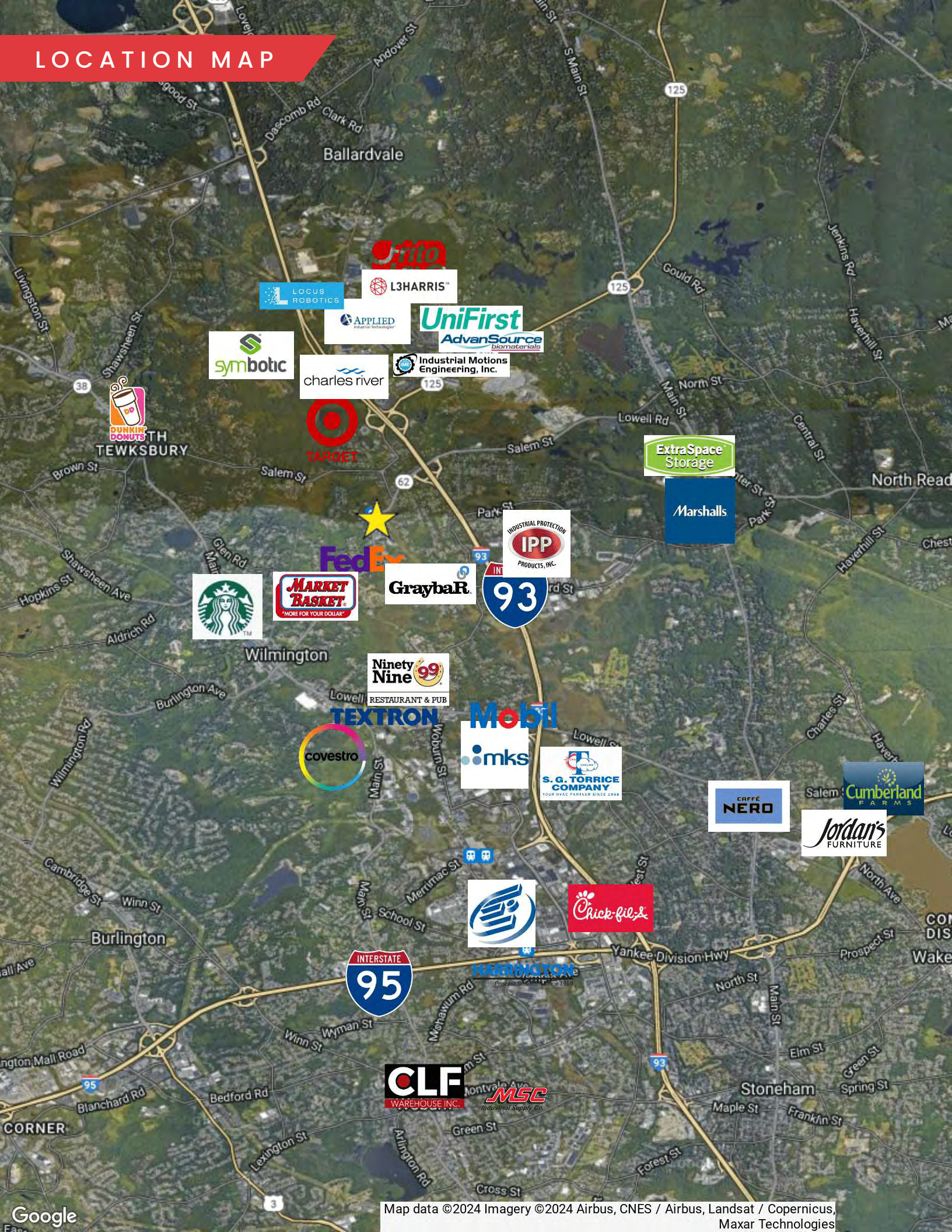
TOTAL SIZE:	84,178 SF
AVAILABLE:	34,000 SF
CEILING HEIGHT:	29' Clear
LAND AREA:	5.8 AC
ZONING:	Industrial
HVAC:	100% in Office (Forced Air/Oil), Forced Hot Water in Warehouse
SPRINKLERS:	Wet System
ELEVATOR:	One (1) Passenger
LIGHTING:	New LED Lights
ELECTRIC:	2,000 AMP/208V, 3-PHASE, 4 Wire
COLUMN SPACING:	25' X 30'
WATER/SEWER:	Municipal/Septic System
LEASE RATE:	Market

FLOOR PLAN



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

LOCATION MAP



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