



11 STATE ST

WOBURN, MA

FOR LEASE | 11,400 SF FLEX/INDUSTRIAL SPACE

- Located close to the I-93/Rte 128 Interchange
- 18' Clear
- 2 Tailboard and 2 Drive-In doors
- 100% Air Conditioned Space



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL



PROPERTY DESCRIPTION

58,232 SF Industrial Building on 3.31 AC

- 11,400 SF Available:
- 8,500 SF Warehouse
- 2,900 SF Office

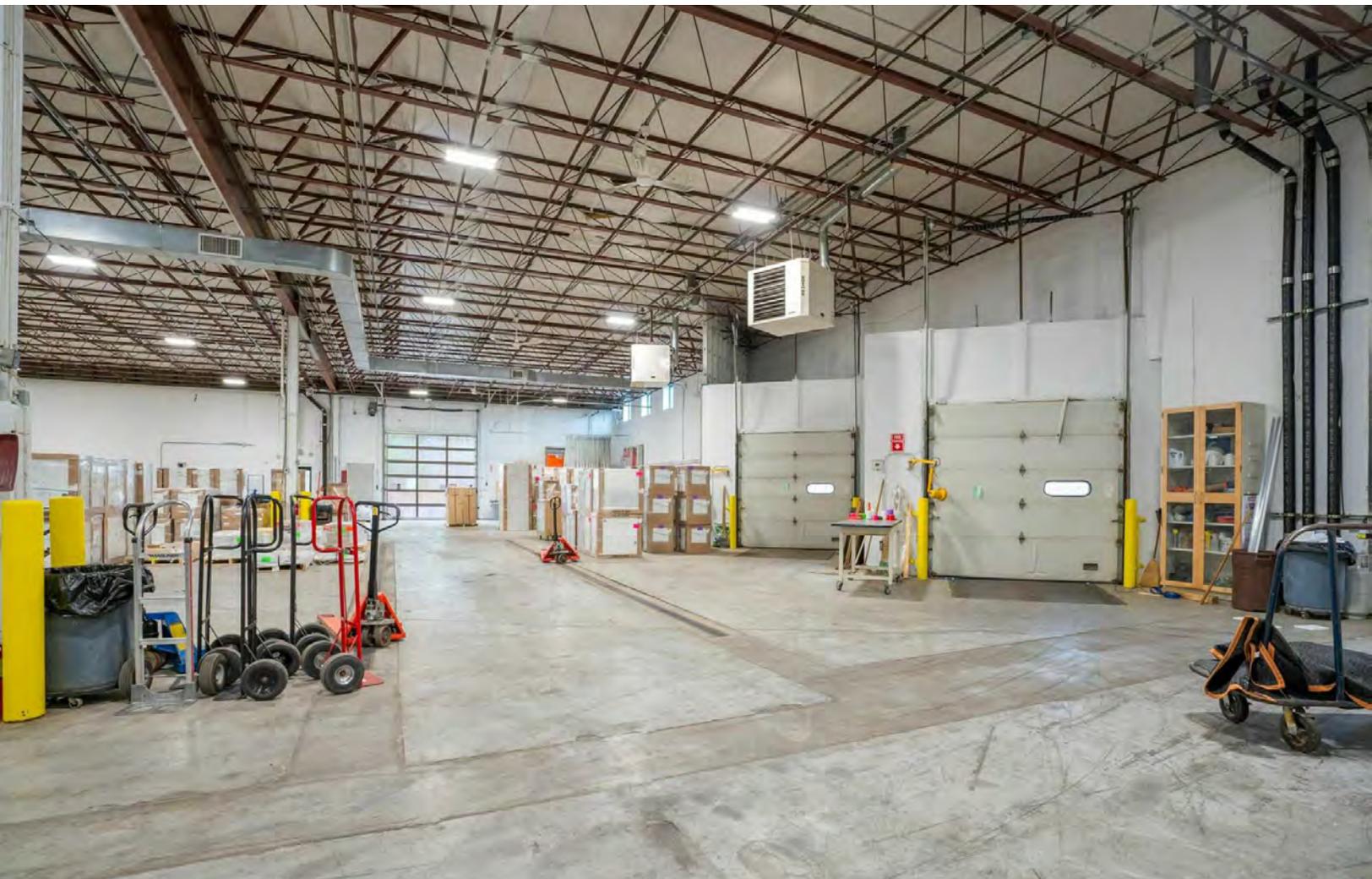
LOCATION DESCRIPTION

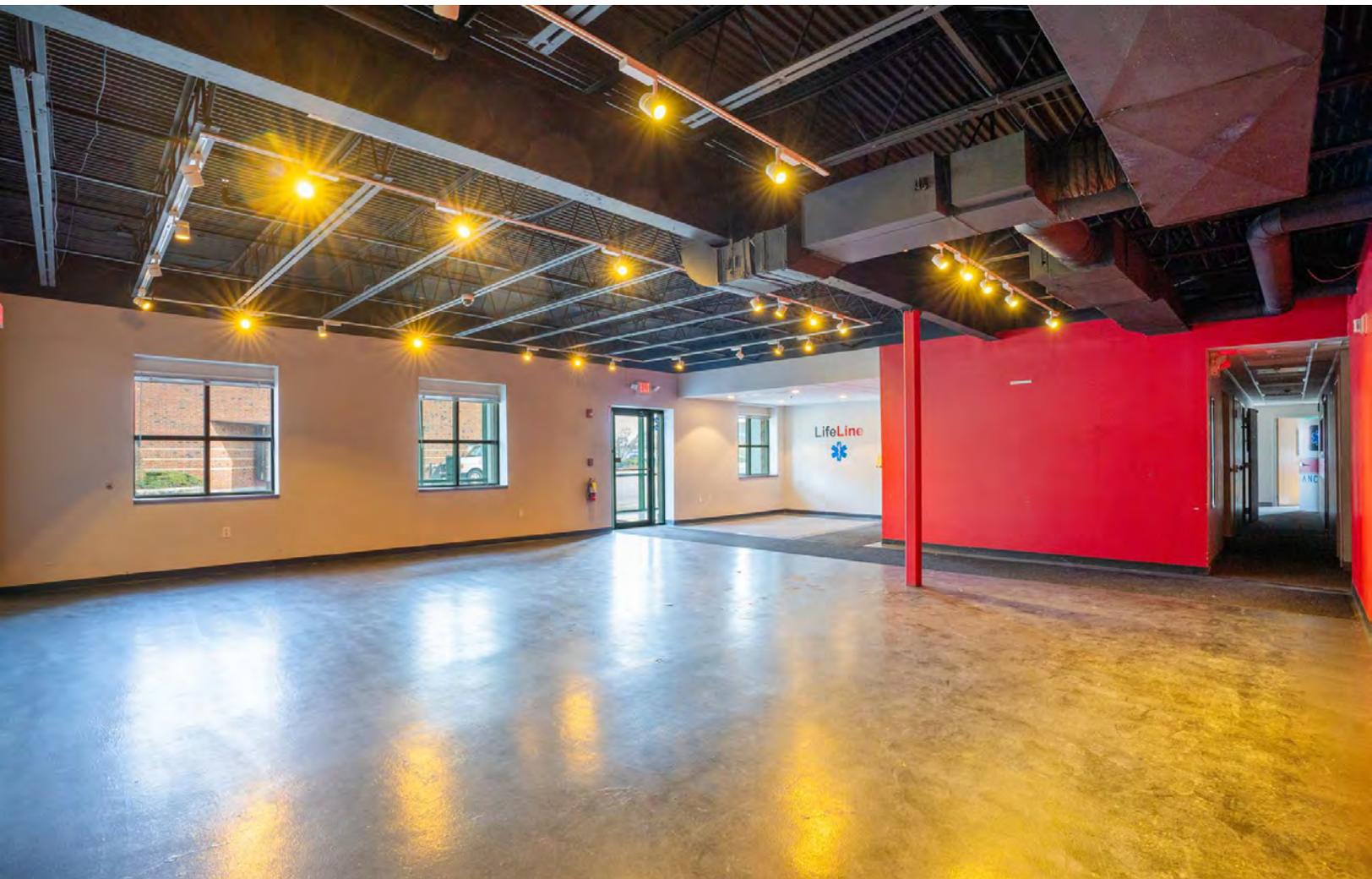
- 0.3 Miles to I-95
- 1.8 Miles to I-93
- 3.1 Miles to Route 3

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	38,323	78,356	518,090
Total Population	96,328	203,751	1,297,500
Average HH Income	\$166,483	\$187,960	\$161,562

PROPERTY SPECIFICATIONS

Building Size:	58,232 SF
Space Available:	11,400 SF
Warehouse Space:	8,500 SF
Office Space:	2,900 SF
Lot Size:	3.31 AC
Clear Height:	18'
Loading Docks:	2
Drive-Ins:	2 tot./8' w x 10' h
Levelers:	2 ext
Class:	A
Construction:	Masonry
Sprinklers:	Wet
Power:	2,400a/277 - 480v 3p 4w Heavy
Utilities:	Heating - Gas, Lighting - Sodium, Sewer - City, Water - City
Parking:	11 Spaces
Lease Rate:	Market





FLOOR PLAN





enterprise

MOVE & CARE



READING

U-HAUL **ADI**
a residuo company

NARDONE **Public Storage**
KEEPING OUR CRAFT CURRENT

new england lab
lab-tested furniture systems

CUBESMART
self storage

MEDICILON

11 State St. Woburn, MA

WOBURN

STONEHAM

DISTANCE TO		WOBURN	2 MILES
	1.4 MILES 4 MIN	STONEHAM	3.1 MILES 11 MIN
	2.1 MILES 9 MIN	READING	3.2 MILES 11 MIN
	4.1 MILES 9 MIN	BOSTON	14 MILES 23 MIN

11 STATE ST WOBURN, MA

FOR LEASE | 11,400 SF INDUSTRIAL SPACE ON 3.31 AC

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