

10 Everberg Road, Woburn, MA



10 Everberg is a stand-alone industrial flex building located in the heart of Woburn's premier industrial park area. The building was renovated in 2011 and includes two stories of modern office space plus a rear warehouse with both dock and ground level loading. The entire building is available for lease.

10,500 +/-SF Industrial - Flex Building For Lease

- 10,500 +/- sf total building
 - 4,500 +/-sf Warehouse
 - 6,000 +/-sf Office
- Single-user
- 32 +/- onsite parking spaces
- Lot size: 0.88 acres
- Built 1984; Renovated 2011
- Zoned: I-P Industrial Park
- Municipal water & sewer
- Gas: National Grid
- Electric: Eversource; Rooftop solar panels resulting in significantly lowered electric costs
- Located approximately 1 mile from the I-95/93 Interchange
- Available approximately January 1, 2027
- \$24.00 per sf nnn (FY2026 nets est. \$4.75/sf)



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

Edward@CarboneRE.com

CarboneRE.com

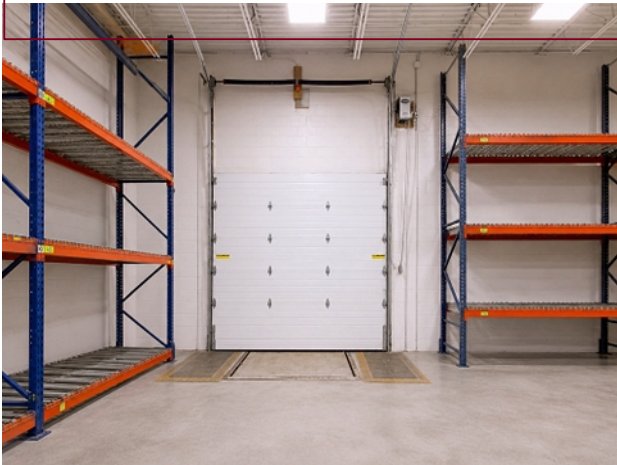
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WAREHOUSE:

- 16' +/- clear height
- 1 Overhead loading dock door 10'H x 12'W with built-in dock leveler
- 1 Overhead ground level loading door 8'H x 6'W
- 1 Interior overhead door between warehouse spaces 10'H x 10'W
- 600 amp 3 phase electric service
- HVAC: (4) Rooftop units installed 6/13/2023 (10-year warranty)
- (3) Modine Gas Heaters in the warehouse. Installed approx. June 2023



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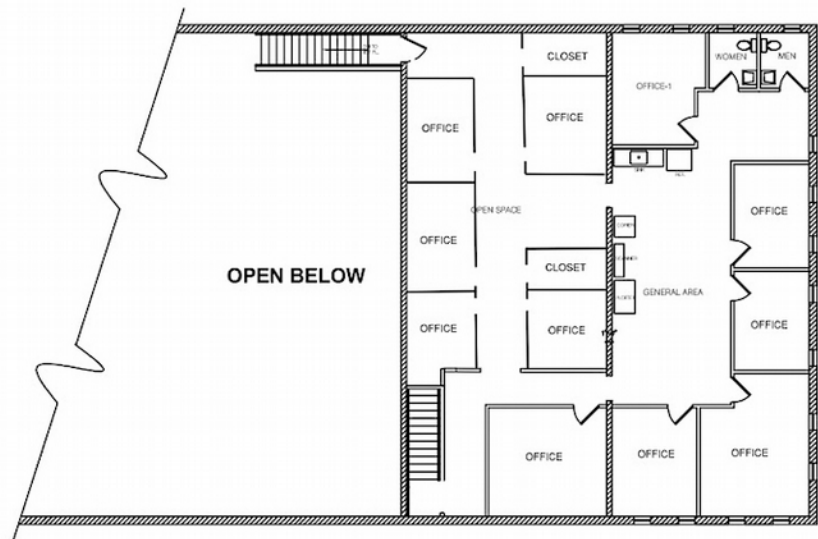
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SECOND FLOOR OFFICE:

- 11 Private offices
- Kitchenette
- 2 Restrooms
- 2 Storage closets
- 7'2" Drop ceiling

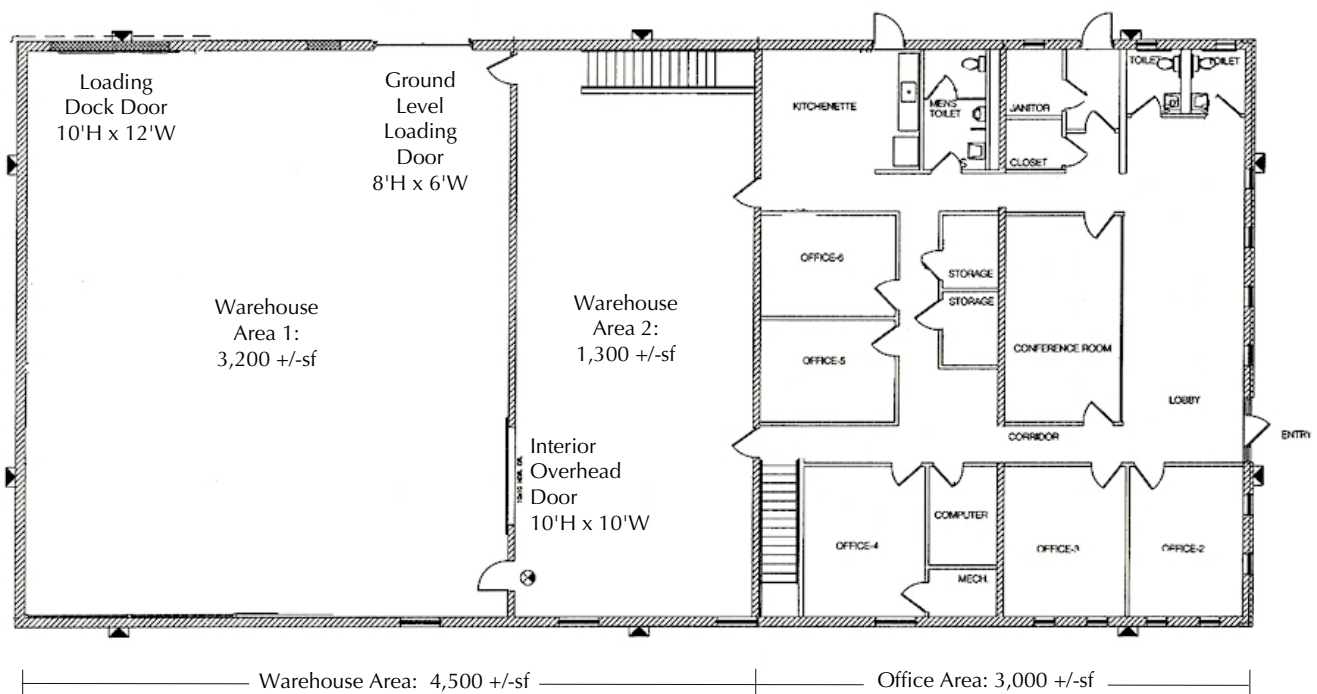
SECOND FLOOR PLAN: 3,000 +/-SF



FIRST FLOOR OFFICE:

- 5 Private offices
- Conference room
- Breakroom space with kitchenette
- 3 Restrooms
- Computer room
- 2 Storage closets
- Janitor closet/storage
- 7'4" Drop ceiling

FIRST FLOOR PLAN: 7,500 +/-SF (125' x 60')



Plans may not be exact.

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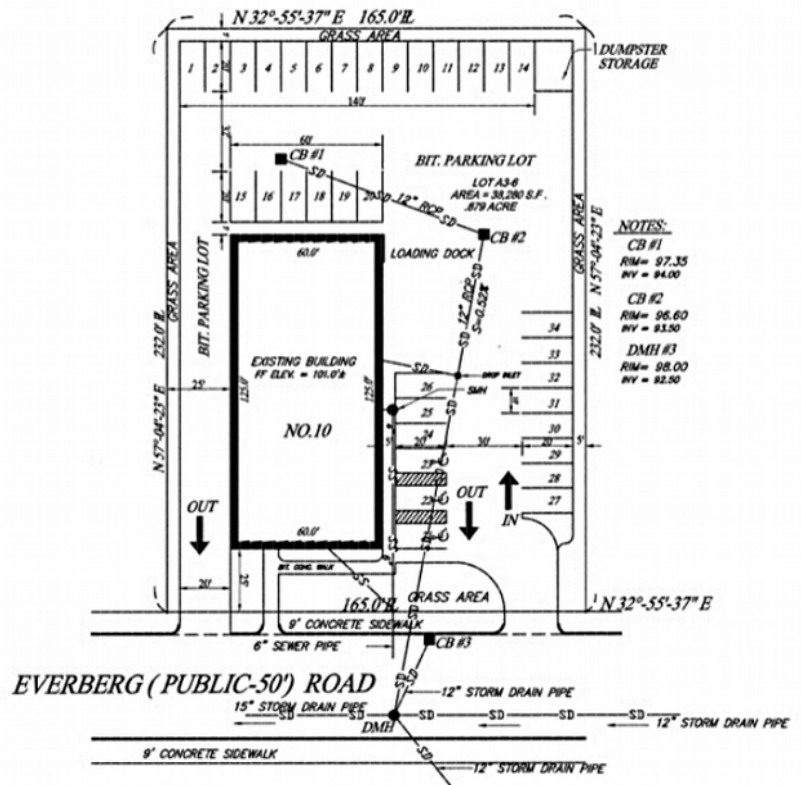
Location

- 0.8 miles to Route 128/I-95
- 2.1 miles to Route 93
- 5.1 miles to Route 3
- 15 miles to Logan International Airport, Boston, MA
- 40 miles to Manchester Regional Airport, Manchester, MA



Site Plan

- Paved parking lot
- 32 +/- onsite parking spaces
- Driveway around building



Plan may not be exact.

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