



LAND FOR LEASE

99 FORDHAM RD

WILMINGTON, MA 01887



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Property Summary

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Property Description

Presenting 99 Fordham St, a prime commercial property ready for land lease in Wilmington, MA. With its generous frontage along Fordham St and level topography that simplifies site preparation, this parcel offers an ideal canvas for a variety of programmatic options. Located just off I-93 with nearby MBTA rail access. Approximately 10-15 acres are usable for a variety of businesses. The property also boasts access to existing utilities, enabling swift entitlement processes, and flexible zoning potential subject to town approvals. Its welcoming setting with professional commercial corridor appeal makes it an excellent choice for businesses seeking a strategic location for their operations. Don't miss this opportunity to bring your creative vision to life at 99 Fordham St.

Offering Summary

Lease Rate:	\$7 SF/yr (Ground)
Available SF:	102,203 SF
Lot Size:	63.67 Acres
Approximate Usable Acres:	10-15 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	97	385	1,452
Total Population	282	1,081	4,050

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Property Description

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Location Description

Nestled in the vibrant town of Wilmington, MA, the area surrounding the property offers a blend of convenience and charm. Minutes away from the bustling town center, tenants can enjoy easy access to a variety of dining and retail options. With its close proximity to major roadways, including Route 93 and Route 125, commuting in and out of the location is a breeze. Nearby points of interest include the Shriners Auditorium, a renowned event venue, and the picturesque Silver Lake, providing a scenic backdrop for leisurely strolls. This prime location provides a perfect balance of urban amenities and suburban tranquility for discerning tenants.

Site Description

Approximately 10-15 usable acres, excluding wetlands

Property Highlights

- Generous frontage along Fordham Rd
- Level topography simplifies site preparation
- Close access to I-93 and Commuter Rail
- Access to existing utilities for swift entitlement processes
- Flexible zoning potential subject to town approvals
- Complementary parcel size for variety of programmatic options
- Clear site offers immediate planning and creative visioning

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Property Details

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Lease Rate	\$7 SF/Yr
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Property Information

Property Type	Land
Property Subtype	Office
Zoning	Industrial
Lot Size	63.67 Acres
Usable Acres	10-15 Acres
Amenities	Just off I-93 with nearby MBTA rail access
Rail Access	Commuter Rail Nearby
Topography	Level

Utilities & Amenities

Gas / Propane	Yes
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Location Information

Street Address	99 Fordham Rd
City, State, Zip	Wilmington, MA 01887
County	Middlesex
Nearest Highway	I-93

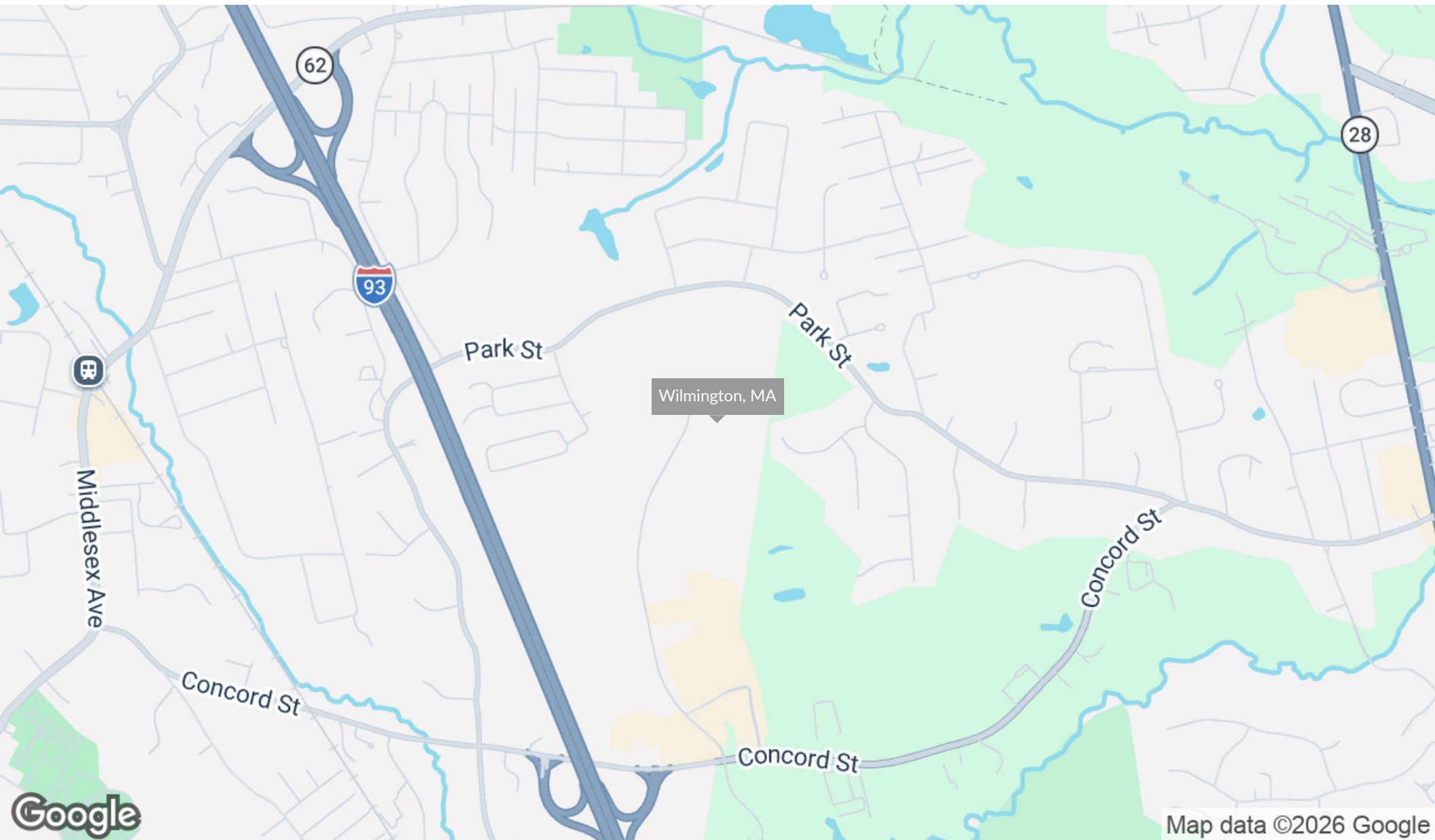
Building Information

Number of Lots	1
Best Use	Land Lease

Regional Map

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Location Map

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Aerial Map

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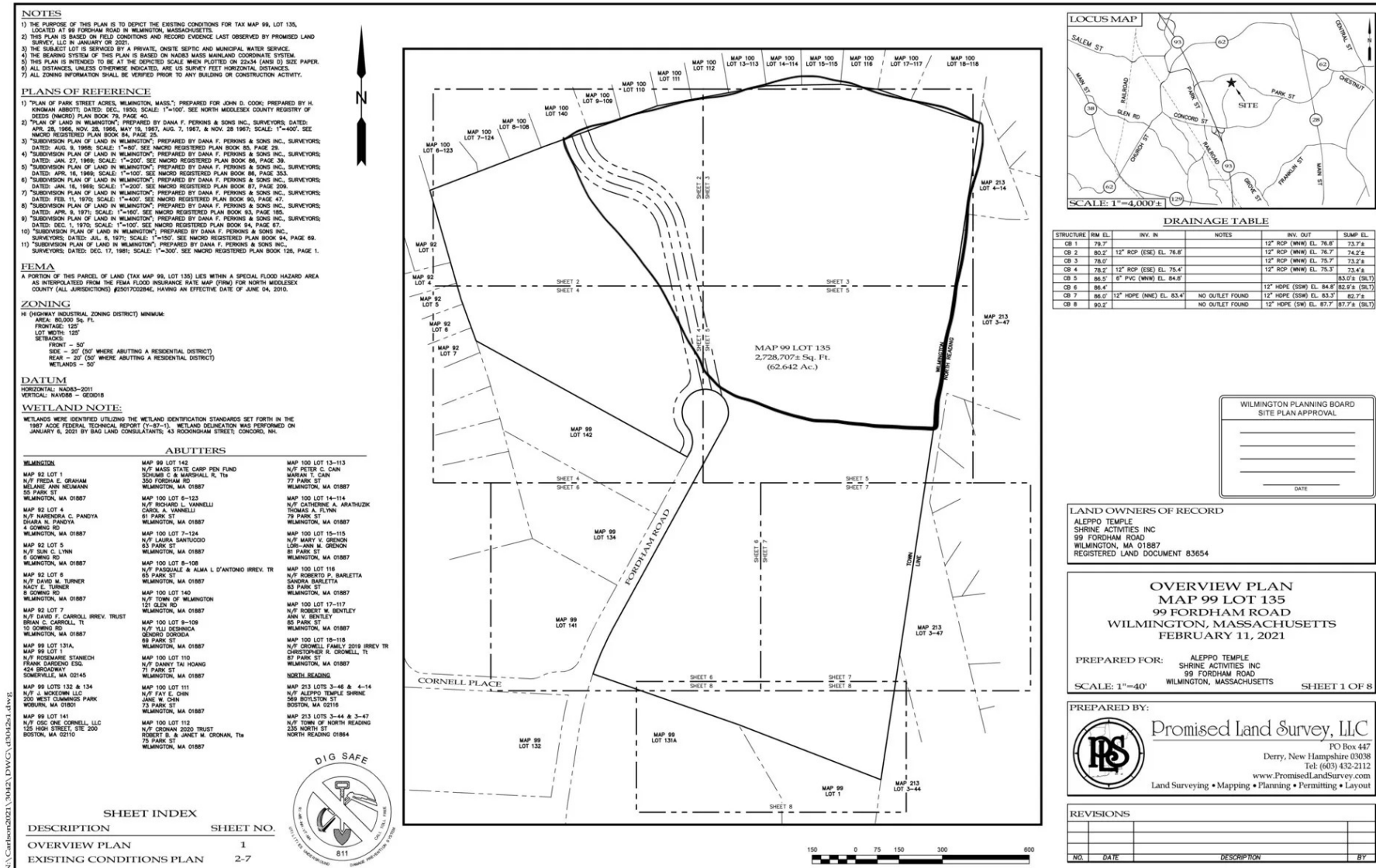
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PLS PROJECT #3042

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Demographics Map & Report

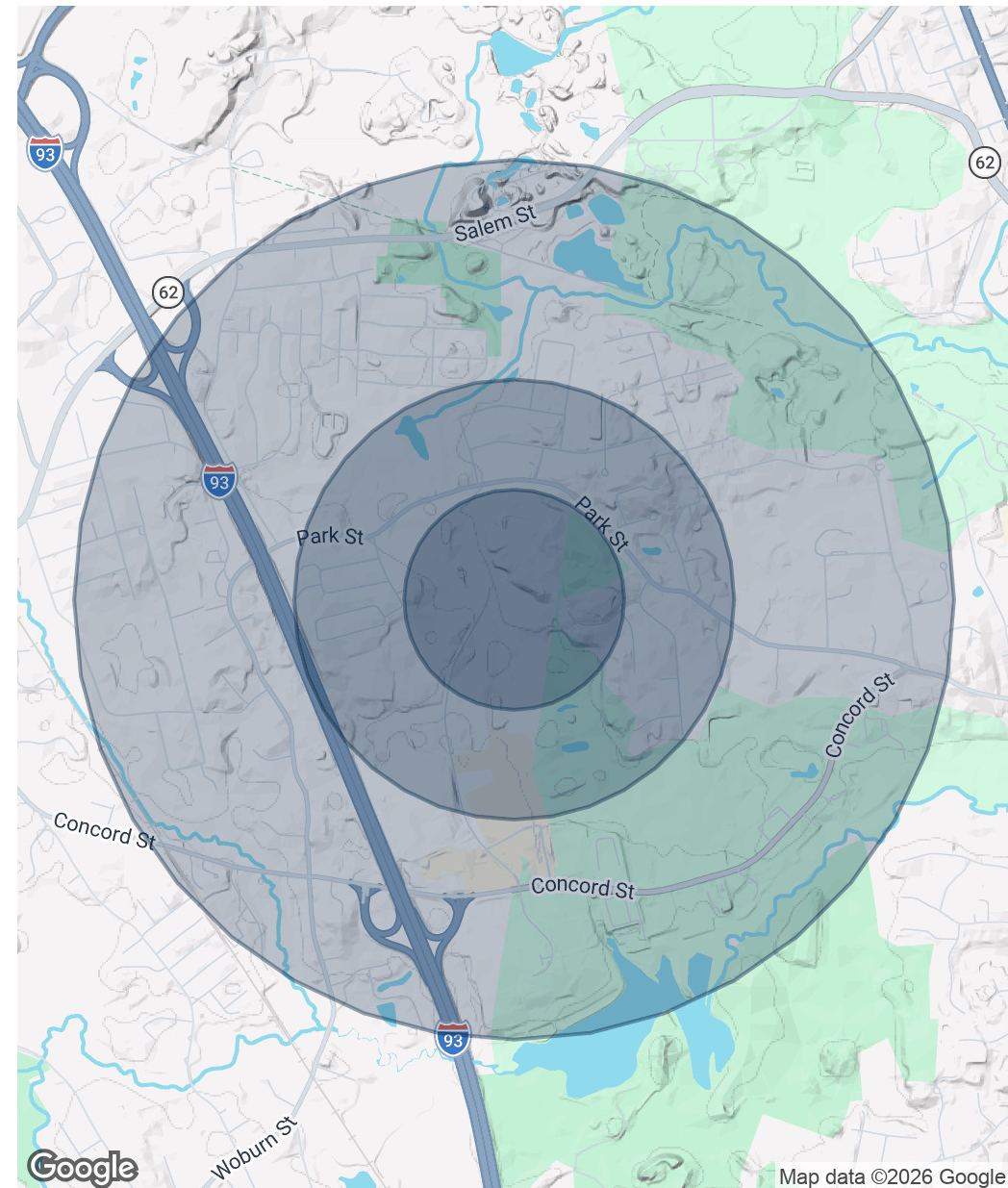
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	282	1,081	4,050
Average Age	53.9	53.3	47.8
Average Age (Male)	49.5	49.4	45.0
Average Age (Female)	54.9	54.2	48.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	97	385	1,452
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$192,429	\$184,424	\$180,101
Average House Value	\$658,237	\$653,356	\$657,772

2023 American Community Survey (ACS)



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Additional Photos

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