



80 HOLTON STREET

WOBURN, MA

51,920 SF | INDUSTRIAL BUILDING FOR LEASE

- 15'-21' Clear Height
- Subdividable to 20,000 SF - 25,000 SF
- Located close to I-93 /128 Interchange
- Ten (10) tailboard loading docks
- Established Industrial park

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

51,920 SF INDUSTRIAL BUILDING FOR LEASE

PROPERTY HIGHLIGHTS

- 15'-21' Clear Height
- Subdividable to 20,000 SF - 25,000 SF
- Located close to I-93 /128 Interchange
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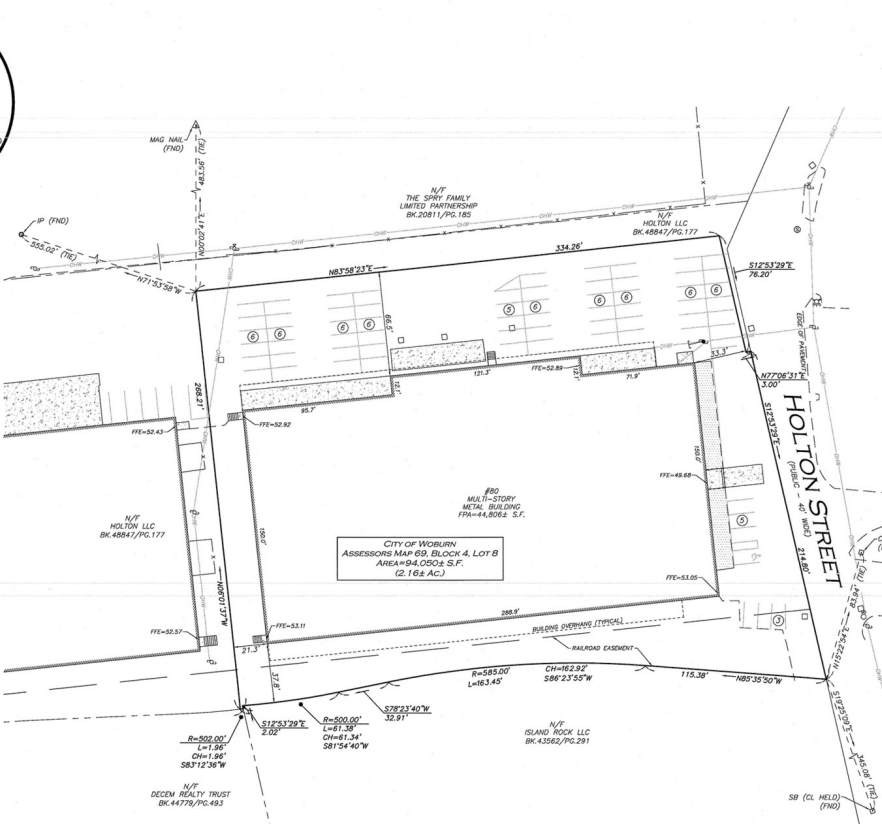
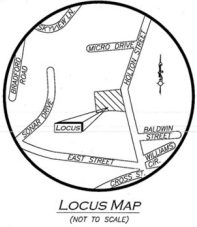
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	35,959	140,161	618,188
Total Population	91,780	348,665	1,528,174
Average HH Income	\$179,420	\$169,825	\$160,801

PROPERTY SPECIFICATIONS

Building Size:	51,920 SF
Available Space:	51,920 SF Subdividable to 20,000-25,000 SF
Lot Size:	2.16 Acres
Clear Height:	15'-21'
Loading Docks:	Ten (10) tailboard Two (2) drive-in
Year Built:	1984
Zoning:	IG
Column Spacing:	23' x 50'
Heat:	Radiant heat/gas firemodine heaters
Utilities:	City water/natural gas
Parking:	40 spaces
Power:	800A/120- 240V/Heavy
Sprinklers:	Wet system
Lease Rate:	Market



SITE PLAN



ZONING TABLE - GENERAL (1-3)	
ITEM	EXISTING
LOT AREA (MIN)	10,000 S.F.
LOT FRONTAGE (MIN)	100'
FRONT YARD SETBACK (MIN)	20'
SIDE YARD SETBACK (MIN)	20'
REAR YARD SETBACK (MIN)	20'
BUILDING HEIGHT (MAX)	35'
BUILDING HEIGHT (MAX)	3 STORIES

PARKING SUMMARY	
STANDARD STALLS	66
HANDICAPPED STALLS	1
TOTAL STALLS	67

LEGEND	
BOUND	
IRON PIPE (IP)	
MAG NAIL	
SEWER MANHOLE (SMH)	
CATCH BASIN (CB)	
UTILITY POLE	
UTILITY POLE W/ RISER	
UTILITY POLE W/ LIGHT	
GUY WIRE	
FIRE HYDRANT	
GAS GATE	
HANDICAPPED PARKING SPACE	
PARKING SPACE COUNT	
CONCRETE	
BUILDING OVERHANG	
PROPERTY LINE	
ADJUTERS LINE	
EASEMENT LINE	
EDGE OF PAVEMENT	
CURB	
CHAIN LINK FENCE	
OVERHEAD WIRES	
FOOTPRINT AREA	
FINISHED FLOOR ELEVATION	
BITUMINOUS	
CONCRETE	
GRANITE	
LANDSCAPE AREA	
CONC. BOUND W/ DISC	
ESCUTCHEON PIN IN LEAD PLUG	
CENTERLINE	
FOUND	
NOW OR FORMERLY	
BOOK	
PAGE	

LOCUS REFERENCES
- CITY OF WOBURN ASSESSORS MAP 68, BLOCK 4, LOT 8
- DEED BOOK 23412, PAGE 277
- LOT A FROM PLAN 226 OF 1974

PLAN REFERENCES
- PLAN 226 OF 1974
- PLAN 323 OF 1967
- PLAN 35 OF 1969
- PLAN 572 OF 2003
- PLAN 814 OF 1969
- PLAN 865 OF 1966

NOTES
1. NORTH ARROW IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MODLESECK (SOUTH) REISTRY OF DEEDS IN CAMBRIDGE, MA.



(IN FEET)
1 inch = 30 ft.
N:\PROJECTS\1145-01\SURVEY\DRAWINGS\1-2155-01-PLAN.DWG
Reg 1804 Pg. 126

TO: BANK OF AMERICA, N.A., FIRST AMERICAN TITLE INSURANCE COMPANY, 80 HOLTON STREET LLC AND NO OTHERS.

WE HEREBY CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JULY 31, 2013 AND AUGUST 4, 2013.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS DATED JANUARY 1, 1978 AND REVISED JANUARY 12, 1988. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OWNING EXISTING OWNERSHIP AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER OF DEEDS FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. IT IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF WOBURN ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

KEYN KERNAN
REGISTERED PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

11/15/15

REV.	DATE	DESCRIPTION
1.	11/15/15	CERTIFICATION UPDATED

APPLICANT/OWNER:
THE CONNECTICUT WAREHOUSE
137 NORTH BRANFORD ROAD
BRANFORD, CT 06405

PROJECT:
80 HOLTON STREET
WOBURN, MA

PROJECT NO. 2155-01 DATE: 08/05/15
SCALE: 1" = 30' DWG. NAME: 2155-01-PLAN
DRAFTED BY: COB CHECKED BY: KJK

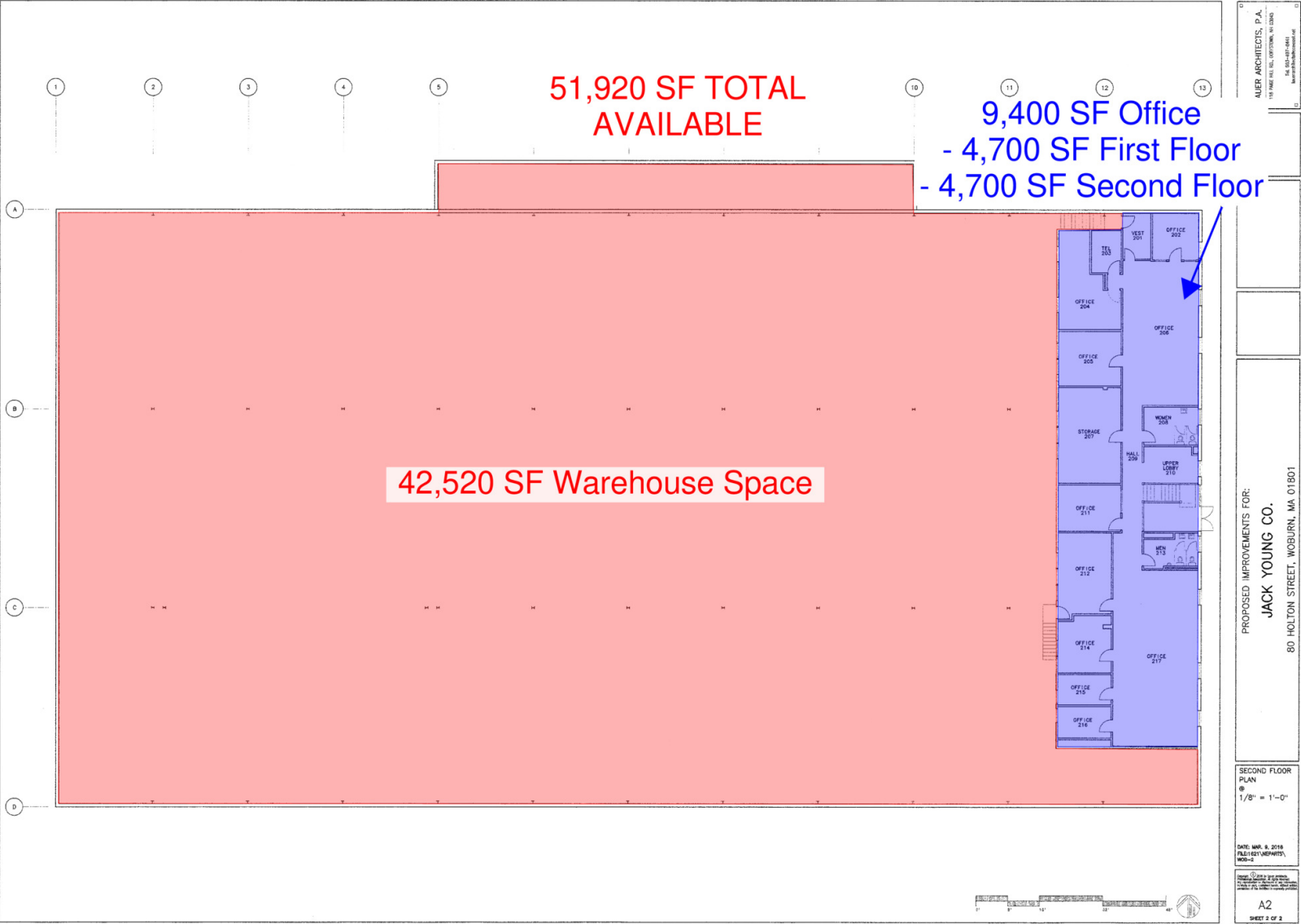
PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting • landscape architecture
100 COMMERCIAL WAY
WOBURN, MA 01801-4118
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WOBURN, MA • ANDOVER, MA • WILMINGTON, MA

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DRAWING TITLE: PLAN OF LAND
SHEET NO. 1

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FLOOR PLAN



ALJER ARCHITECTS, P.A.
100 N. MAIN ST., SUITE 200, WOBURN, MA 01801
TEL: 781-931-4444
WWW.AJERARCHITECTS.COM

PROPOSED IMPROVEMENTS FOR:
JACK YOUNG CO.
80 HOLTON STREET, WOBURN, MA 01801

SECOND FLOOR
PLAN
@
1/8" = 1'-0"

DATE: MAR. 8, 2018
FILE: 180118P001 (REVISED)
MOD: 2

A2
SHEET 2 OF 2

HIGHWAY PROXIMITY

 INTERSTATE 93	1.5 MILES	 1	7.2 MILES
 INTERSTATE 95	2.4 MILES	 28	2 MILES

BOSTON, MA
11 MILES | 19 MINS
WORCESTER, MA
52 Miles | 1 Hour



MPI RELEASE Tighe Logistics GROUP
AMF 50th Anniversary AMF OPTICAL SOLUTIONS
Public Storage
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CRYSTAL
ADMIRAL METALS

**80 HOLTON ST.
WOBURN, MA**



amazon casella
Lineage
ABC MOVING SERVICES EST. 1982
THE HOME DEPOT
UR
Where Restaurants Shop
NEPC New England Produce Center

BOSTON

80 HOLTON STREET

WOBURN, MA

51,920 SF | INDUSTRIAL BUILDING FOR LEASE

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