

MAGGIORE

FOR LEASE

5 Wheeling Avenue, Woburn

5 Wheeling Avenue is a versatile building located in the highly accessible Maggiore Business Center, just off Route 95 at the intersection of Route 93. The property offers excellent highway exposure, with the opportunity for prominent signage to capture the attention of passing traffic. It is designed to accommodate various operational needs and offers convenient access for distribution and logistics. The building benefits from on-site property management provided by The Maggiore Companies, a trusted real estate development and property management firm with over 50 years of experience. Tenants also enjoy close proximity to local amenities.



Available July 1: 11,894 SF

Building Specifications:

NNN's 2026 estimate: \$3.90/ SF

Clear Height: 18'

Loading: 4 Loading Docks



FOR MORE INFORMATION

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11,894 SF

846 SF of office
100 amps @ 480 volt electric service

