

90

COMMERCE WAY

METRO NORTH BUSINESS CENTER

±139,908 SF

HIGH-BAY WAREHOUSE

SPACE AVAILABLE



**IMAGE WAS ALTERED FROM ITS ORIGINAL STATE*

SITE PLAN

METRO NORTH

BUSINESS CENTER



SIX BUILDINGS



±513,000 SF



HIGH-END FLEX/
R&D INDUSTRIAL PARK



MIXED-USE/
MULTI-TENANT



OWNED BY NATIONAL
DEVELOPMENT, A LEADER
IN INDUSTRIAL SPACE



90 COMMERCE WAY

±139,908 SF AVAILABLE

THE OPPORTUNITY

±139,908 SF AVAILABLE

■ WAREHOUSE: ±120,270 SF

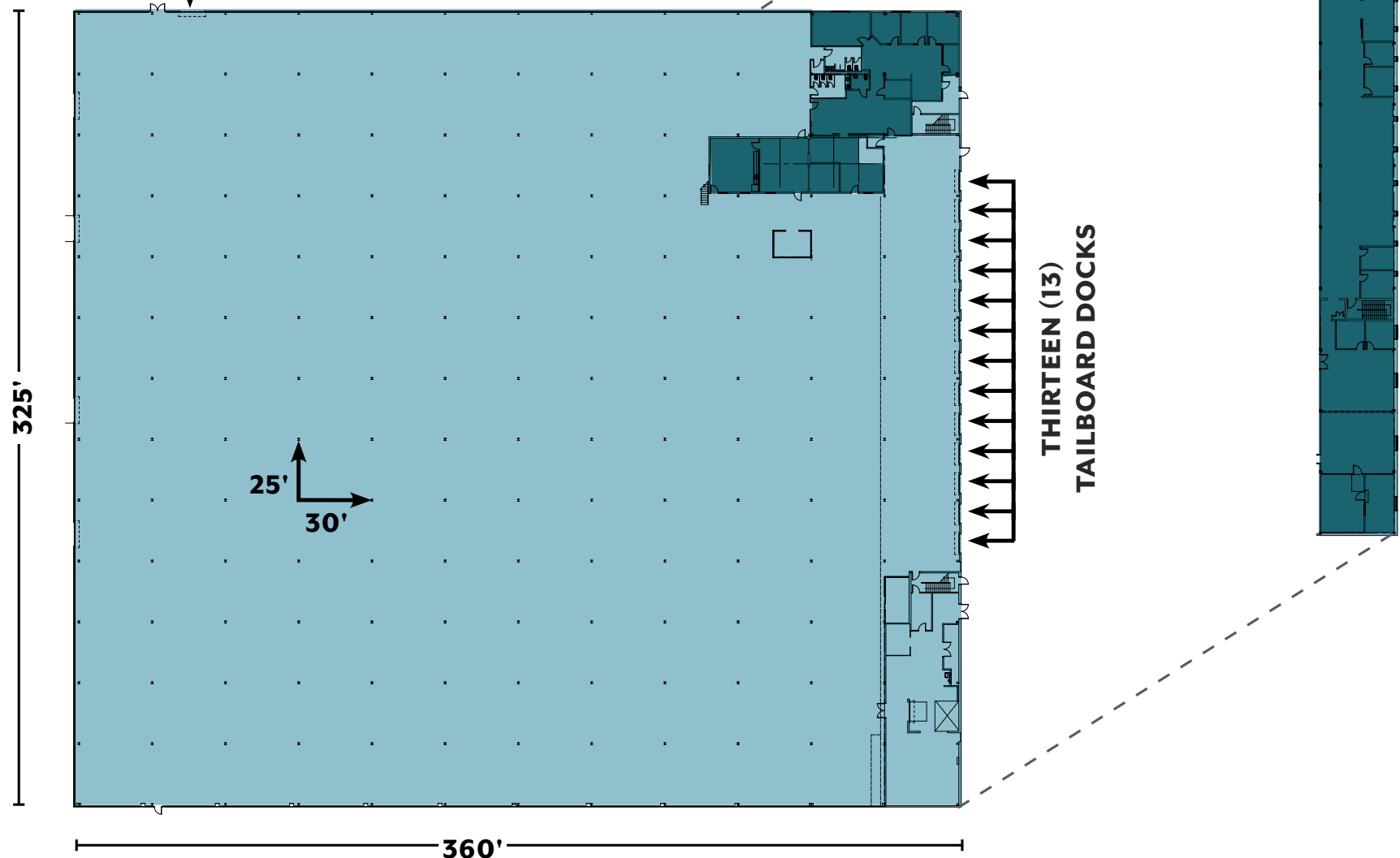
■ OFFICE: ±19,638 SF

- FIRST FLOOR: ±4,195 SF

- SECOND FLOOR: ±12,132 SF

■ - MEZZ STORAGE: ±3,311 SF

ONE (1) DRIVE-IN DOOR



BUILDING SPECIFICATIONS

- + Total Building Size: ±139,908 SF
 - Warehouse: ±120,270 SF
 - Office: ±19,638 SF
- + Availability: **January 1st, 2028**
- + Ceiling Height: **28'**
- + Column Spacing: **25' x 30'**
- + Building Dimensions: **325' x 360'**
- + Parking: ±1.29/1,000 SF
- + Loading: **Thirteen (13) tailboard docks;**
One (1) drive-in door
- + Lighting: **LED & Fluorescent**
T5 motion sensor
- + Power: **800 Amps @120/208 V**
- + Heat: **Gas-fired**
- + Tel/Data: **Verizon and Comcast**
- + Sprinkler: **Wet**
- + Utilities:
 - Gas: **Eversource**
 - Electricity: **Eversource**
 - Sewer/Water: **City of Woburn**

PREMIER AMENITIES NEARBY

±139,908 SF AVAILABLE

SHOWCASE
CINEMAS

Ninety Nine
99

Bertucci's
BRICK OVEN PIZZA & PASTA



DUNKIN'

Jake & Joes
SPORTS DRINKS

DSW



QDOBA
MEXICAN EATS

Residence INN
BY MARRIOTT

BSC
BOSTON SPORTS CLUBS



PET SMART

Applebee's
GRILL & BAR

CVS
pharmacy



HomeGoods

BJ's

Hilton

BURLINGTON MALL - 5.9 MILES

- 1.3 MSF
- 176 Retail/Service/Restaurant Tenants

Anchored by:

★ macy's NORDSTROM
PRIMARK®





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