



Clear Span Floor Plate



Fully Air Conditioned



±1 Acre of IOS

 **JLL** SEE A BRIGHTER WAY

# Air Conditioned Flex / Industrial Space For Lease

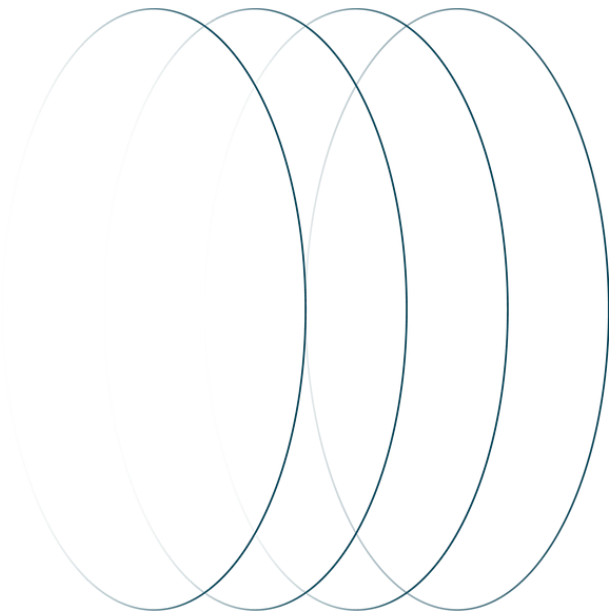
33 Upton Drive, Wilmington, MA





Unique clear span  
flex/industrial opportunity  
with ample outdoor storage

JLL is pleased to present 33 Upton Drive in Wilmington, MA. A rare opportunity, the ±23,509 SF of interior space is clear span and fully air conditioned, with exclusive use of substantial ±1 Acre of IOS/pavement.

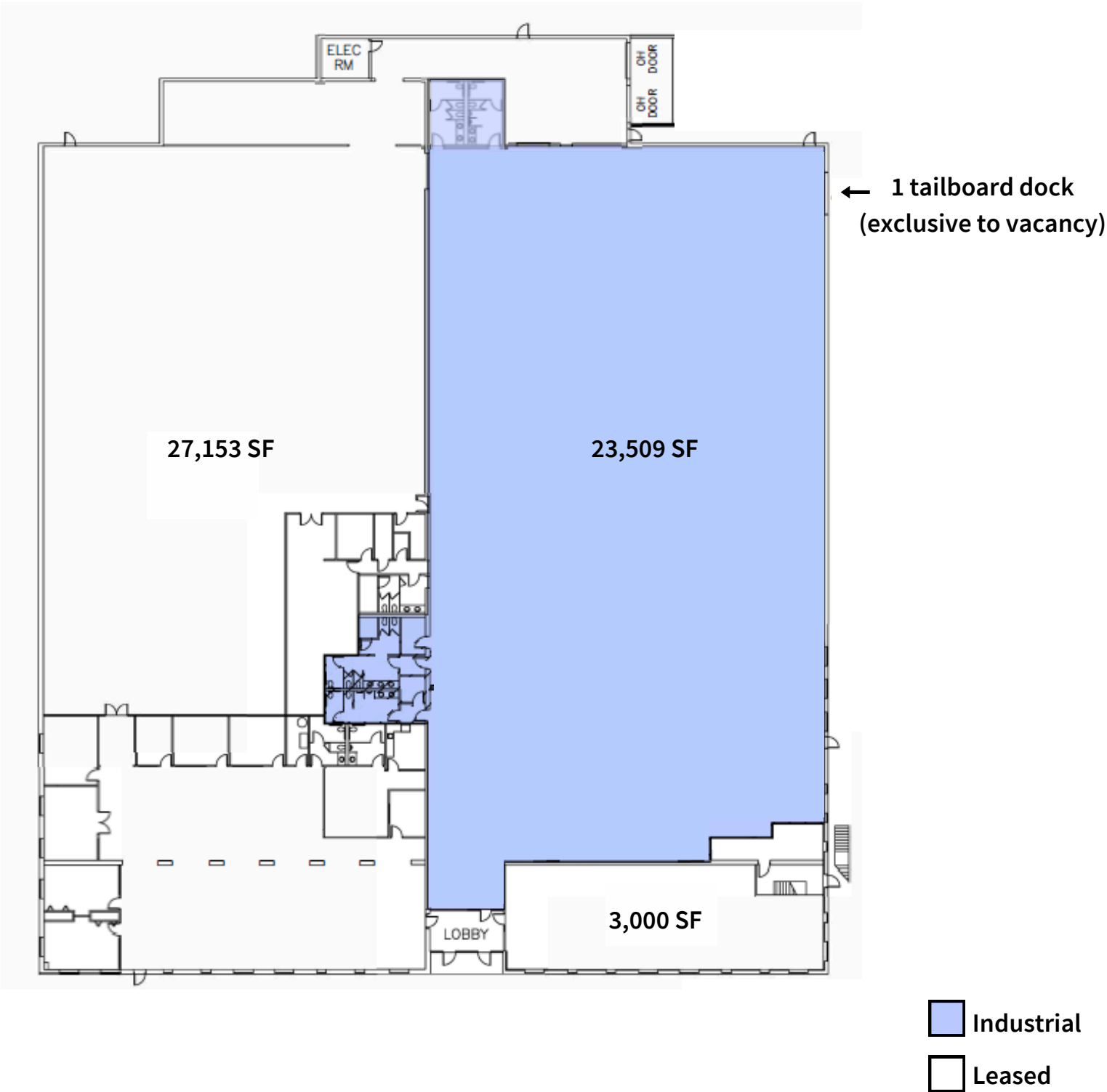


## Property overview

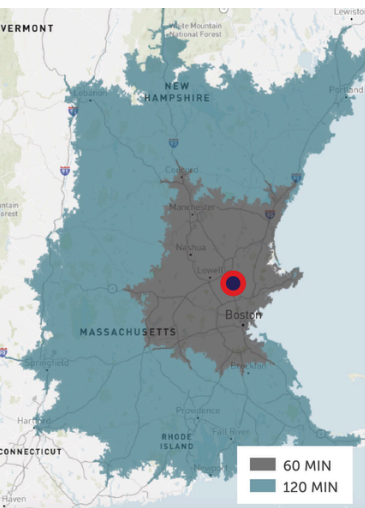
|                         |                                                                                                                                                                                                |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available suite         | ±23,509 SF                                                                                                                                                                                     |
| Building size           | ±53,271 SF                                                                                                                                                                                     |
| Year built/renovated    | 1972 / 2018                                                                                                                                                                                    |
| Acreage                 | 5.7 acres                                                                                                                                                                                      |
| Clear height            | 16'6"                                                                                                                                                                                          |
| Loading                 | 1 tailboard dock (expandable)                                                                                                                                                                  |
| Electrical              | 800 amps @ 480V to building                                                                                                                                                                    |
| In-place infrastructure | <ul style="list-style-type: none"><li>Fully air-conditioned</li><li>110' clear span, column-free suite</li><li>6" reinforced concrete floors</li><li>Oversized restrooms with shower</li></ul> |
| Zoning                  | General Industrial                                                                                                                                                                             |
| Utilities               |                                                                                                                                                                                                |
| Water & sewer           | Wilmington Water Department                                                                                                                                                                    |
| Gas                     | National Grid                                                                                                                                                                                  |
| Electric                | Reading Municipal Light Department                                                                                                                                                             |

# Floor plan

\*Column-free suite



# Location

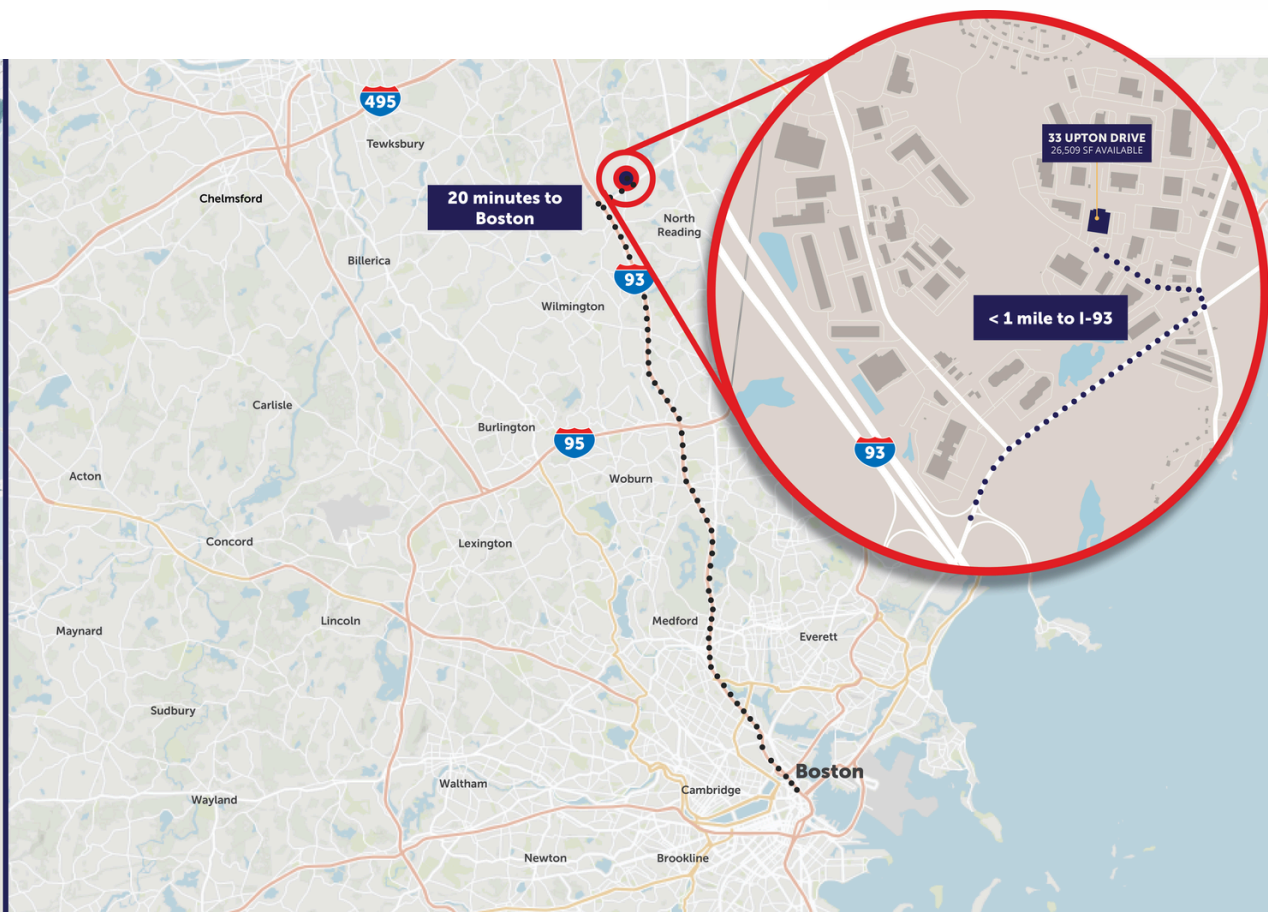


**< 1 MILE**  
OFF I-93

**10 MIN**  
DRIVE TO I-95 & I-495

**20 MIN**  
DRIVE TO DOWNTOWN BOSTON

**20 MIN**  
DRIVE TO LOGAN AIRPORT



**WITHIN  
15 MILES**



**3,062,851**  
POPULATION



**3,083,651**  
ANTICIPATED  
POPULATION  
GROWTH BY 2026



**1,627,244**  
PERSON LABOR  
FORCE



**1,197,989**  
WHITE COLLAR  
WORKERS



**210,878**  
BLUE COLLAR  
WORKERS

## Contacts

**Rachel Marks**  
Senior Managing Director  
+1 508 259 2440  
rachel.marks@jll.com

**Jamey Lipscomb**  
Managing Director  
+1 617 833 3777  
james.lipscomb@jll.com

**Kendall Sullivan**  
Associate  
+1 978 882 3259  
kendall.sullivan@jll.com

**jll.com**

Jones Lang LaSalle Americas, Inc. License #: CO508577000

## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 108,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).