



# 7 STATE ST

WOBURN, MA

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FOR LEASE | 27,609 SF FREEZER WAREHOUSE BUILDING ON 1.76 AC

- 18'-40' Clear Height
- 10,000 SF Refrigerated/Freezer Space

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

27,609 SF Freezer Warehouse Building on 1.76 AC for Lease

## PROPERTY HIGHLIGHTS

- 1.2 Miles from Route 1-95
- 2.1 Miles from Route 1-93
- 3.2 Miles from Route 3
- 40' Clear height within the freezer space
- Building floorplan ratio 80:20 warehouse to office space

## SPACE CONFIGURATION:

- Flex/Office Space: 5,000 SF
- 32' Clear Freezer Space: 10,000 SF
- 18' Clear Warehouse Space: 12,500 SF

## PROPERTY SPECIFICATIONS

Building Size:	27,609 SF
Available Space:	27,609 SF
Lot Size:	1.76 AC
Loading Docks:	Two (2)
Drive-In Doors:	One (1)
Power:	1,000 Amps
Lease Rate:	Market
Clear Height:	18'-40'
Building Available:	Immediately

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	37,007	78,356	518,090
Total Population	93,166	203,751	1,297,500
Average HH Income	\$166,363	\$187,960	\$161,562





# FLOOR PLAN

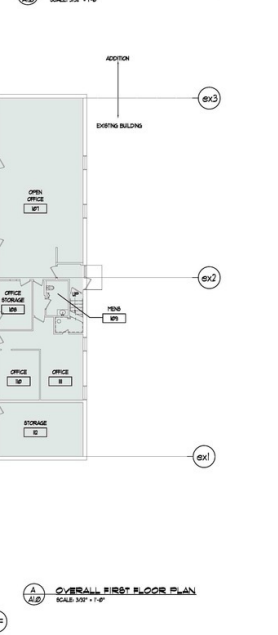
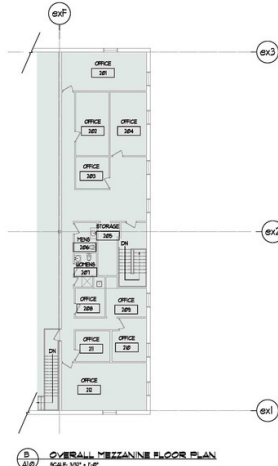
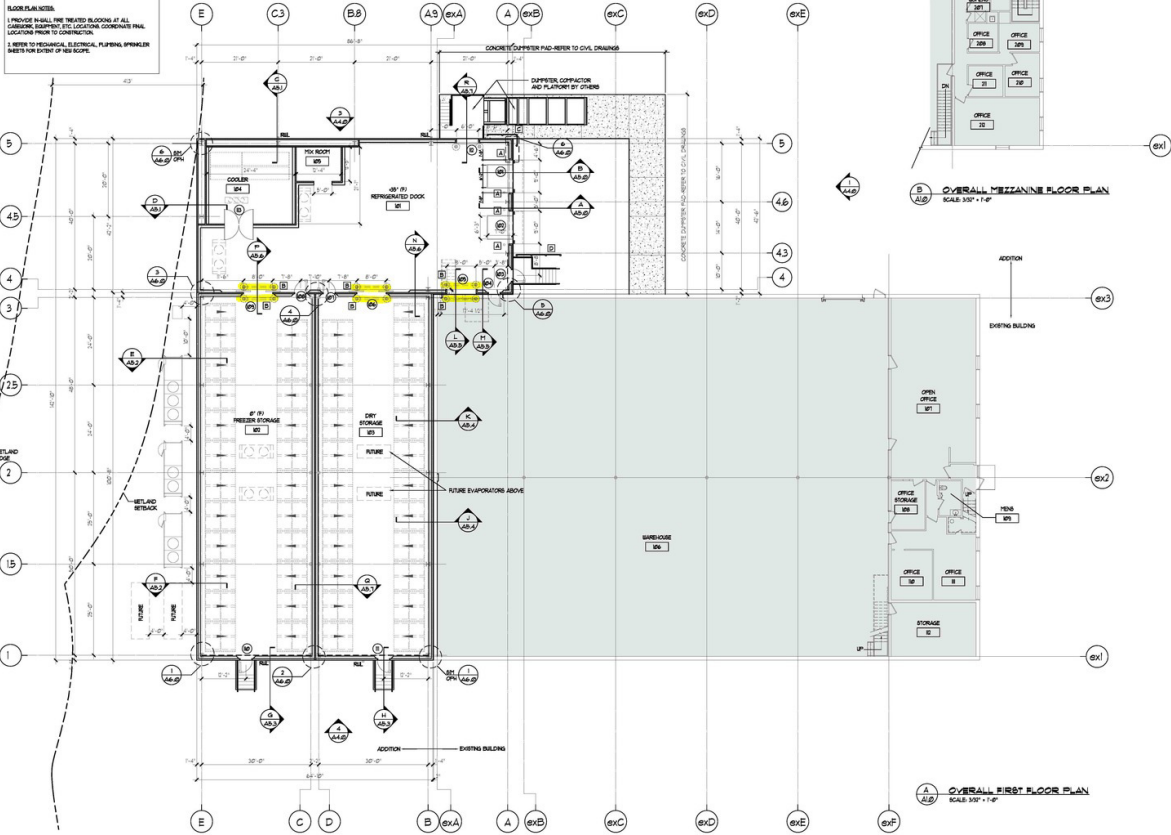
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FLOOR PLAN LEGEND	
	EXISTING WALL CONSTRUCTION
	NEW WALL CONSTRUCTION
	NEW OPEN CONSTRUCTION
	EXISTING DOOR TO REMAIN
	NEW DOOR CONSTRUCTION
	EXISTING CONDITION
	BALLROOM TYPE REFER TO A1.1

	FIRE EXTINGUISHER CABINET
	FIRE ALARM BELL
	FIRE EXTINGUISHER BRACKET
	PHONE & DATA LOCATION
	POWER LOCATION

**FLOOR PLAN NOTES:**  
 1. PROVIDE 3/4" WALL FIRE TREATED BLOCCS AT ALL CORNERS, CHIMNEY & LOCATIONS CORRESPONDING TO WALL LOCATIONS FROM TO CONSTRUCTION.  
 2. REFER TO MECHANICAL, ELECTRICAL, PLUMBING SPECIFICATIONS FOR FINISH OF ALL ROOMS.

**GENERAL FLOOR PLAN NOTES:**  
 1. REFER TO ANNOTATED LIST OF TYPICAL ASSUMPTIONS, ARCHITECTURAL GRAPHIC SYMBOLS, FABRICATION TYPES AND FINISHES.  
 2. REFER TO APP FOR CODE SCHEDULE.  
 3. REFER TO APP FOR CODE SCHEDULE AND IBC101 FOR GREEN PLAN.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINE OF STRUCTURE CONSTRUCTION COLUMN SHALL BE AS SHOWN. DIMENSIONS TO FACE OF PARTITION OTHER THAN PARTITION NOTED AS "GLASS" SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 5. THE CONSTRUCTION SHALL PROVIDE AND INSTALL ALL STRUCTURAL BRACING, ALL JOISTS, BACK-UP PLATES AND SUPPORTING BRACES NOT OTHERWISE SPECIFIED BUT REQUIRED FOR THE PROPER INSTALLATION OF ALL WORK.  
 6. PROVIDE 1/2" MIN. CLEARANCE FROM FACE OF DOOR LEAF TO FACE OF ADJACENT WALL, UNLESS OTHERWISE NOTED.



NO.	DATE	ISSUE
01	03/11/14	PERMIT
02	03/11/14	CONSTRUCTION

KEY PLAN

ROSEMATWO, LLC  
 BUILDING ADDITION  
 7 STATE STREET  
 WOBURN, MASSACHUSETTS



OVERALL FLOOR PLAN

**A1.0**

3680

# SITE PLAN

LEGEND	
EXISTING	PROPOSED
CONTOUR	CONTOUR
STORM DRAIN	STORM DRAIN
WALKER	WALKER
EXISTING MANHOLE	EXISTING MANHOLE
ELECTRICAL	ELECTRICAL
GAS	GAS
SEWER	SEWER
SEWER MANHOLE	SEWER MANHOLE
WALKER	WALKER
VAULT	VAULT
CADY BASH	CADY BASH
CLUB	CLUB
SPIT SHADE	SPIT SHADE
HP SHADE	HP SHADE
NEW SHADE W/ SLOTTED TUBES	NEW SHADE W/ SLOTTED TUBES
LIGHT POLE	LIGHT POLE
TREE	TREE
UTILITY POLE	UTILITY POLE
POST SIGNAGE MARK	POST SIGNAGE MARK
TRAFFIC SIGNAGE	TRAFFIC SIGNAGE

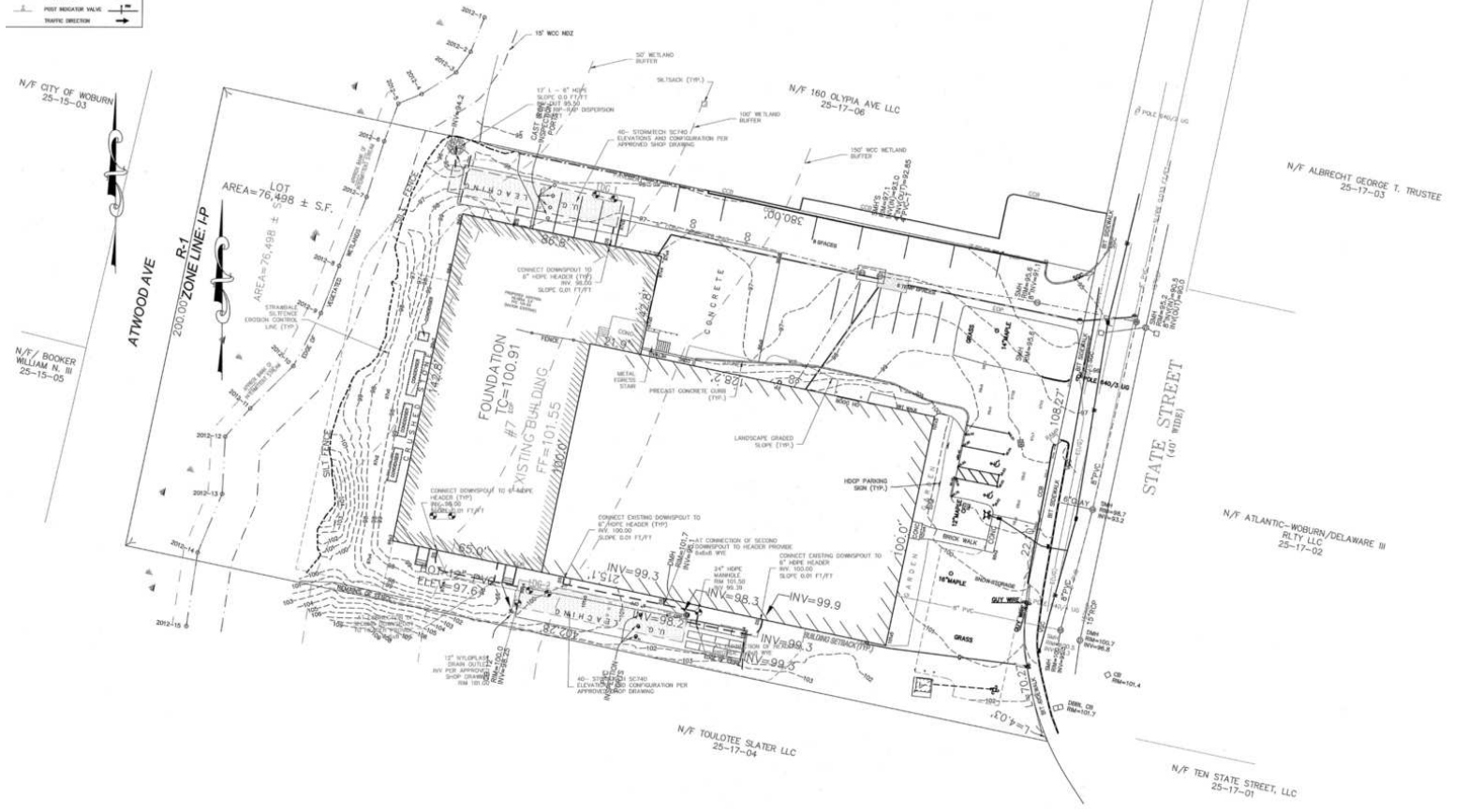
ZONING BY-LAW REQUIREMENTS			
ZONING DISTRICT I-P			
USE: WAREHOUSE / DISTRIBUTION			
	REQUIRED	EXIST/PROP	
MIN. LOT AREA	45,000 S.F.	76,498 S.F.	
MIN. LOT FRONTAGE	125'	204.67'	
FRONT YARD SETBACK	25'	53.3'	
SIDE YARD SETBACK	25'	25.7'	
REAR YARD SETBACK	25'	176.0 / 111.2'	
BUILDING FLOOR AREA RATIO	0.50	0.20 / 0.33	
MAX. BUILDING HEIGHT	35' D. 35' MAX	45'	
MIN. OPEN SPACE	3.0%	SEE REG. (10.1)	
PARKING REQUIREMENTS	REQUIRED	PROVIDED	
USE: WAREHOUSE			
1 SPACE / 800 S.F.	32	21 / 32**	
HANDICAP SPACES	2	2	
TOTAL SPACES	32	32**	

### NOTES:

- EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC OR THEIR AFFILIATED COMPANIES JULY 30, 2012. THE RESOURCE AREAS, IN ACCORDANCE WITH 310 CMR 10.00 WERE FLAGGED AT THE SAME TIME AS THE SURVEY WAS BEING PREPARED.
- PARKING CALCULATIONS INCLUDE PROPOSED FUTURE REGULAR AND COMPACT SPACES. THESE SPACES NEED TO BE PERMITTED THROUGH THE SITE PLAN REVIEW PROCESS AND CONSERVATION COMMISSION SHOULD CONSTRUCTION BECOME NECESSARY.

### MATERIAL NOTES:

- ALL PAVEMENT REMOVED FOR CONSTRUCTION ACTIVITIES, UNLESS OTHERWISE NOTED, SHALL BE REPLACED WITH TRUCK BIT. CONC. PAVEMENT.



N/F CITY OF WOBURN  
25-15-03

N/F BOOKER  
WILLIAM N. III  
25-15-05

N/F 160 OLYMPIA AVE LLC  
25-17-06

N/F ALBRECHT GEORGE T. TRUSTEE  
25-17-03

N/F ATLANTIC-WOBURN/DELAWARE III  
RLTY LLC  
25-17-02

N/F TOULTEE SLATER LLC  
25-17-04

N/F TEN STATE STREET, LLC  
25-17-01

GRAPHIQUE®  BuildPro  
SUPPLY

DESIGNERS SERVICES



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NARDONE  
KEEPING OUR CRAFT CURRENT

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 Tighe Logistics  
GROUP


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FORWARD  
MOTION  
LOGISTICS INC

  
LOWE'S®

 KRAFT ENERGY SYSTEMS  
COMBINED HEAT AND POWER

HIGHWAY  
PROXIMTY

 0.9 MILES  
2 MINUTES

 3 MILES  
7 MINUTES

 1.8 MILES  
6 MINUTES

BOSTON

13 MILES | 21 MINS

MANCHESTER, NH

44 MILES | 45 MINS

7 STATE ST.  
WOBURN, MA

BOSTON



# 7 STATE ST

## WOBURN, MA

FOR LEASE | 27,609 SF INDUSTRIAL WAREHOUSE ON 1.76 AC

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