

64 HOLTON STREET

WOBURN, MA

FOR LEASE | FULLY RENOVATED 52,340 SF INDUSTRIAL/FLEX BUILDING

- Located 1.5 Miles from I-93 and 2.5 Miles from I-95
- 17'-19' Clear Free Standing Building
- Large Paved Area

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

BOSTON



PROPERTY DESCRIPTION

Strategically located close to the intersection of I-93 and I-95, 64 Holton Street, Woburn, MA is an attractive, free-standing 52,340 SF industrial/flex building situated on 2.99 acres of land available now.

PROPERTY HIGHLIGHTS

- Fully Renovated
- Available Now
- Warehouse and Office Space
- 2 Miles from I-93
- 3 Miles from I-95

DEMOGRAPHICS	5 MILES	10 MILES
Total Households	36,747	127,708
Total Population	91,675	314,553
Average HH Income	\$105,626	\$96,805

PROPERTY SPECIFICATIONS

BUILDING SIZE:	52,340 SF
POTENTIAL SUBDIVISION:	25,000 - 30,000 SF
WAREHOUSE SPACE:	46,340 SF
OFFICE SPACE:	6,000 SF
LAND AREA:	2.997 AC
ROOF:	Rubber Membrane
CEILING HEIGHT:	17'-19' Under the Bar Joists
BAY SPACING:	40' x 50'
LIGHTING:	Energy Efficient Lighting
POWER:	2,000 A 277/480 V 3P 4W
UTILITIES:	City Water & Sewer, Natural Gas
HVAC:	Gas Units: AC in Office and Heat in the Warehouse
TAILBOARD DOCKS:	Three (3) 8'x10' One (1) 10'x12'
SPRINKLERS:	Wet System
RENTAL RATE:	Market





TWO (2)
TAILBOARD DOCKS

WAREHOUSE
46,340 SF

OFFICE
6,000 SF

ENTRY WAY

TWO (2)
TAILBOARD DOCKS





HIGHWAY PROXIMITY

- 2 MILES**
5 MINS
- 3 MILES**
6 MINS
- 7 MILES**
10 MINS

BOSTON, MA
12 MILES | 20 MINS

64 HOLTON ST
WOBURN, MA

U.S. FOOD & DRUG ADMINISTRATION

Tighe Logistics GROUP
 CONVEYANCE SOLUTIONS

avfx

应脉医疗
Enlight Medical

J.J. SULLIVAN

GO
indiGOtech

CYBER
Comm Inc.

NORTHEAST

TREE, INC.

SPRY

MOVING BOSTON

TJL TRAINING

Party Entertainment

CELERO PARTNERS

ARBORJET
Revolutionary Plant Health Solutions

Piece by Piece Movers

ServiceMASTER Clean

Clarky's TEE SPOT

JM ELECTRICAL COMPANY, INC.

AccurateGlass
Glass & Aluminum Services

BARBIZON LIGHTING COMPANY

SUPERIOR
Contracting Services, LLC

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CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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