



- ✓ Building upgrades in process
- ✓ Ample and expandable power (7,000 amps existing)
- ✓ Agile and well-capitalized ownership

45 INDUSTRIAL PARKWAY

FIRST CLASS ADVANCED MANUFACTURING/TOUGH TECH OPPORTUNITY
UP TO ±90,000 SF INFILL LOCATION

WOBURN, MA



89,308 SF

**HIGH END R&D /
MANUFACTURING /
TOUGH TECH**



Building area

89,308 SF comprised of:

- First Floor: 71,668 SF
- Second Floor: 17,640 SF

Land area

4.58 acres

Building age

1979, expanded in 1991

Construction

Steel frame with masonry & brick façade exterior

Ceiling heights

18'6" clear in warehouse

Column spacing

35' x 45' (typical)

Zoning

Industrial Park (IP)

Loading

Seven (7) loading docks, one (1) grade-level roll up door

Electric

7,000 amps, three-phase (expandable)

Two existing services:

- 4,000 amps at 480V
- 3,000 amps at 208V

Lighting

Delivered with LED in-place

HVAC

Ceiling mounted gas heaters in warehouse, AC in office and climate controlled area

Utility infrastructure

Compressed air lines and chilled water throughout

Sprinkler system

Wet system throughout

Parking

1.8 per 1,000 SF

Utilities

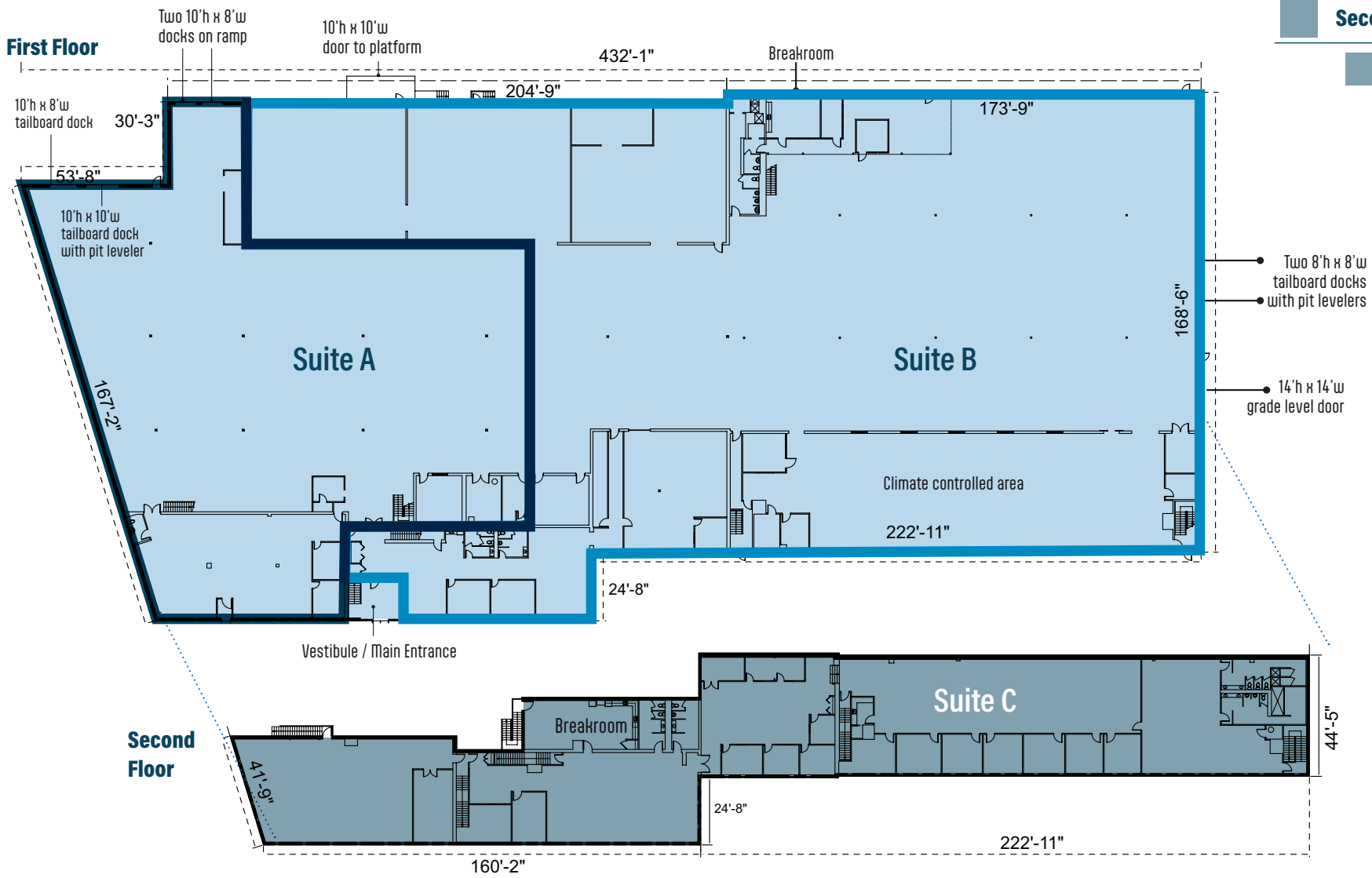
Electric: Eversource

Gas: National Grid

Water/Sewer: Municipal

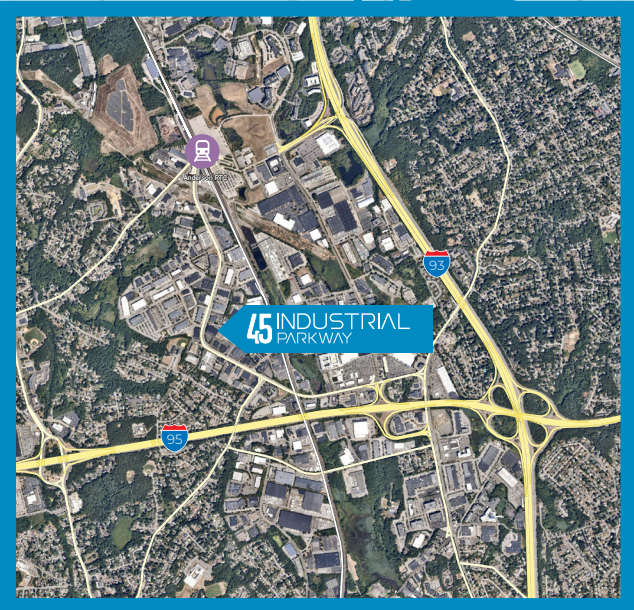
FLOOR PLAN

■ First Floor	±71,668 SF
■ Suite A	±22,019 SF
■ Suite B	±49,649 SF
■ Second Floor	±17,640 SF
■ Suite C	±17,640 SF



SITE LOCATION

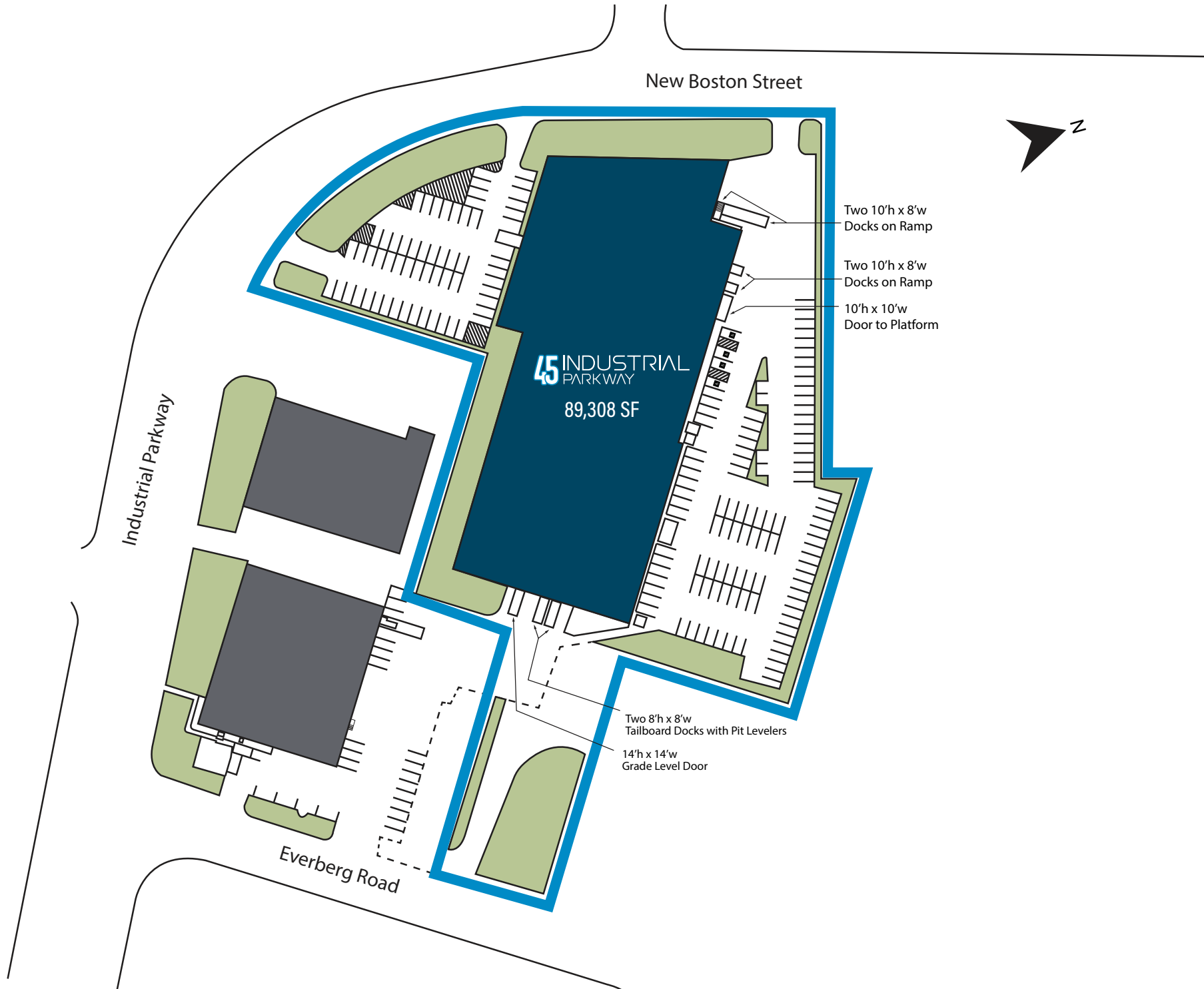
45 INDUSTRIAL PARKWAY



PROXIMITY TO BOSTON

Back Bay	19 Min
Financial District	20 Min
Kendall Square	21 Min
Logan Airport	23 Min

SITE PLAN



New Boston Street



Two 10'h x 8'w
Docks on Ramp

Two 10'h x 8'w
Docks on Ramp

10'h x 10'w
Door to Platform

45 INDUSTRIAL
PARKWAY
89,308 SF

Industrial Parkway

Two 8'h x 8'w
Tailboard Docks with Pit Levelers

14'h x 14'w
Grade Level Door

Everberg Road



New Boston Street

Industrial Parkway

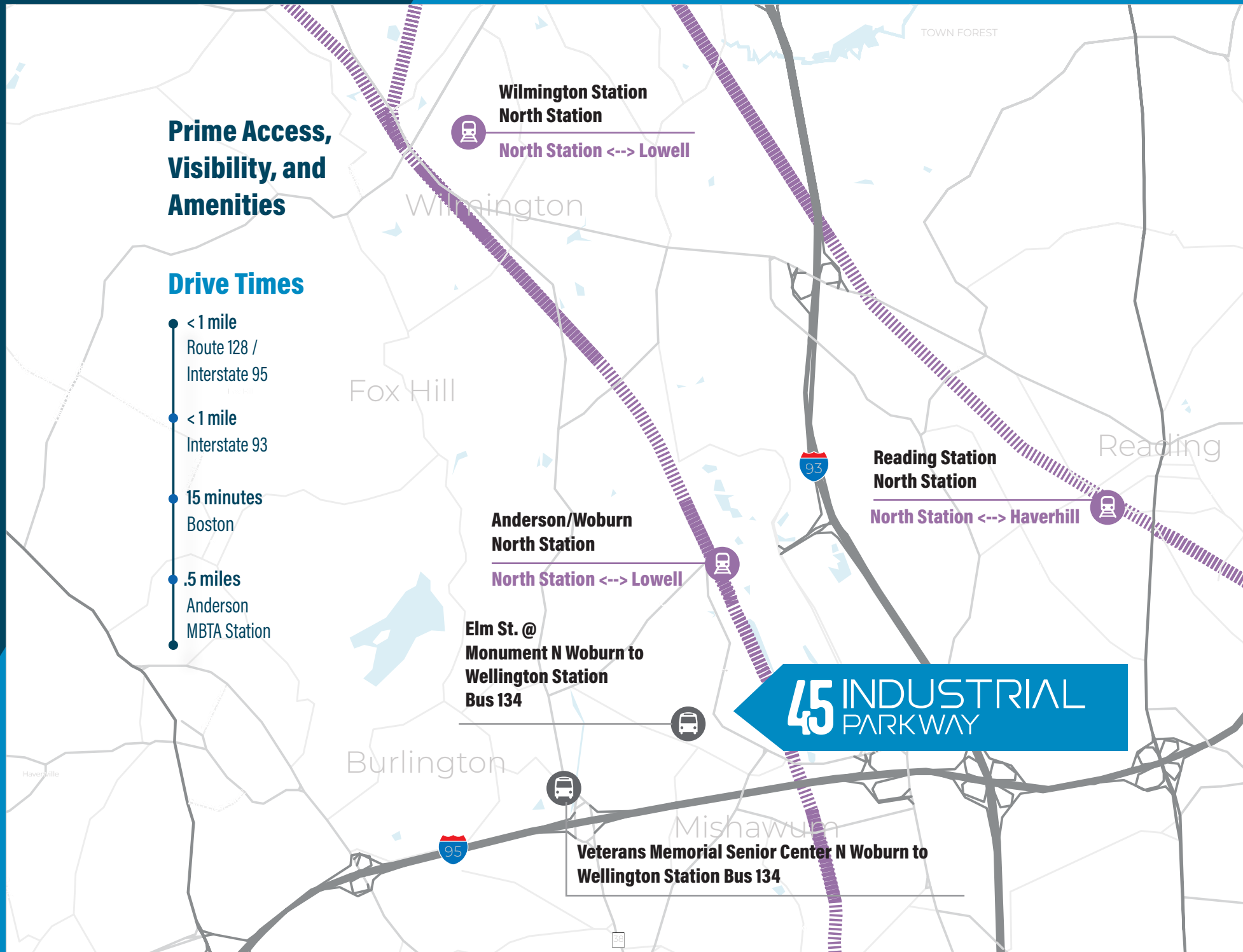
Everberg Road

LOCATION

Prime Access, Visibility, and Amenities

Drive Times

- < 1 mile
Route 128 /
Interstate 95
- < 1 mile
Interstate 93
- 15 minutes
Boston
- .5 miles
Anderson
MBTA Station



**45 INDUSTRIAL
PARKWAY**

AMENITIES



45 INDUSTRIAL PARKWAY

10 hotels within a 2-mile radius!

FOR LEASE

45 INDUSTRIAL PARKWAY WOBURN, MA



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