



Building upgrades in process



Ample and expandable power (7,000 amps existing)



Agile and well-capitalized ownership

45 INDUSTRIAL PARKWAY

WOBURN, MA

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



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

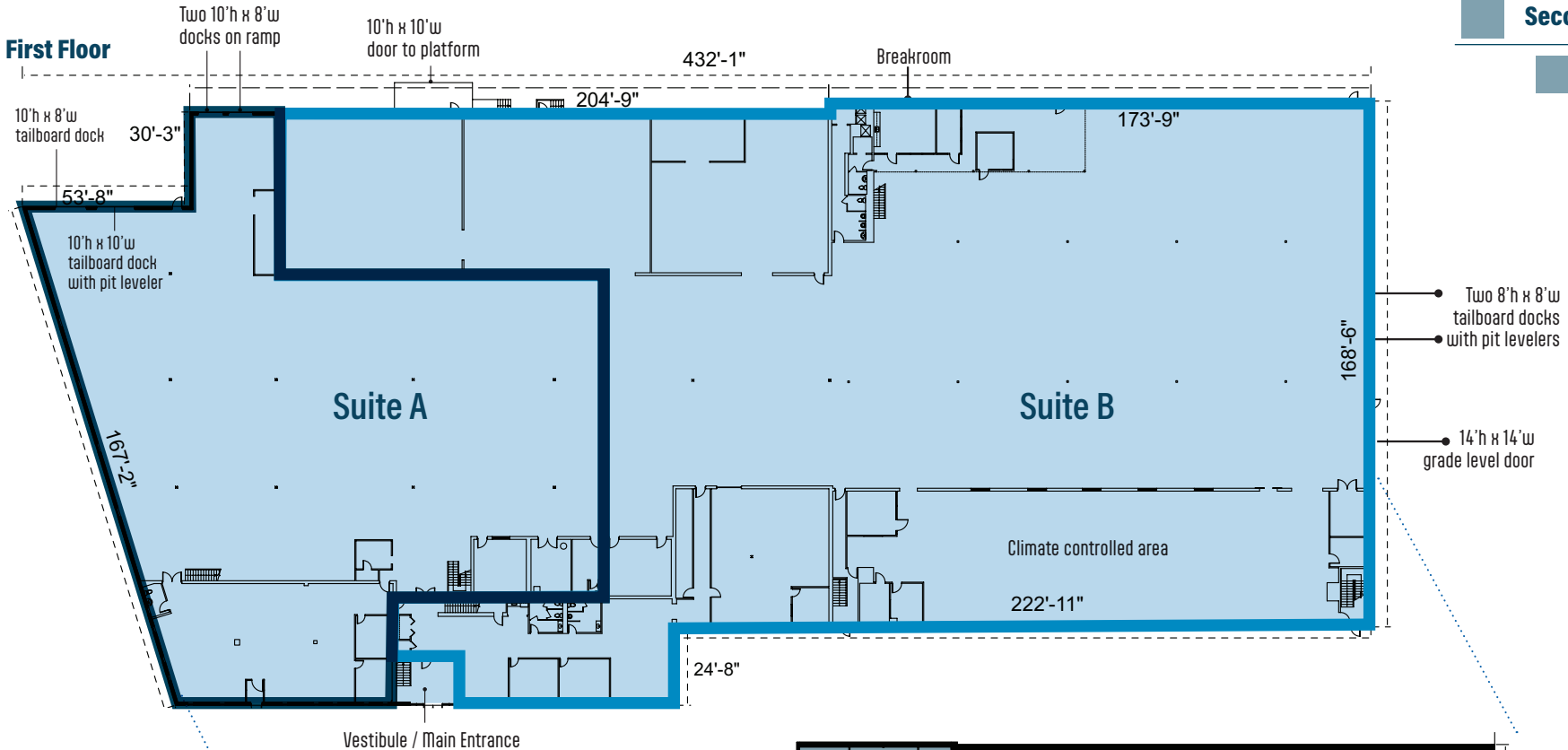
Electric: Eversource

Gas: National Grid

Water/Sewer: Municipal

FLOOR PLAN

First Floor



First Floor ±71,668 SF

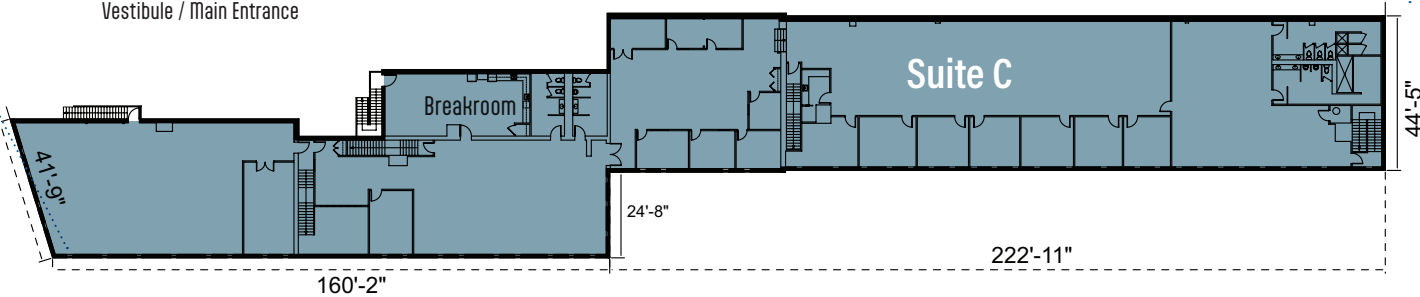
Suite A ±22,019 SF

Suite B ±49,649 SF

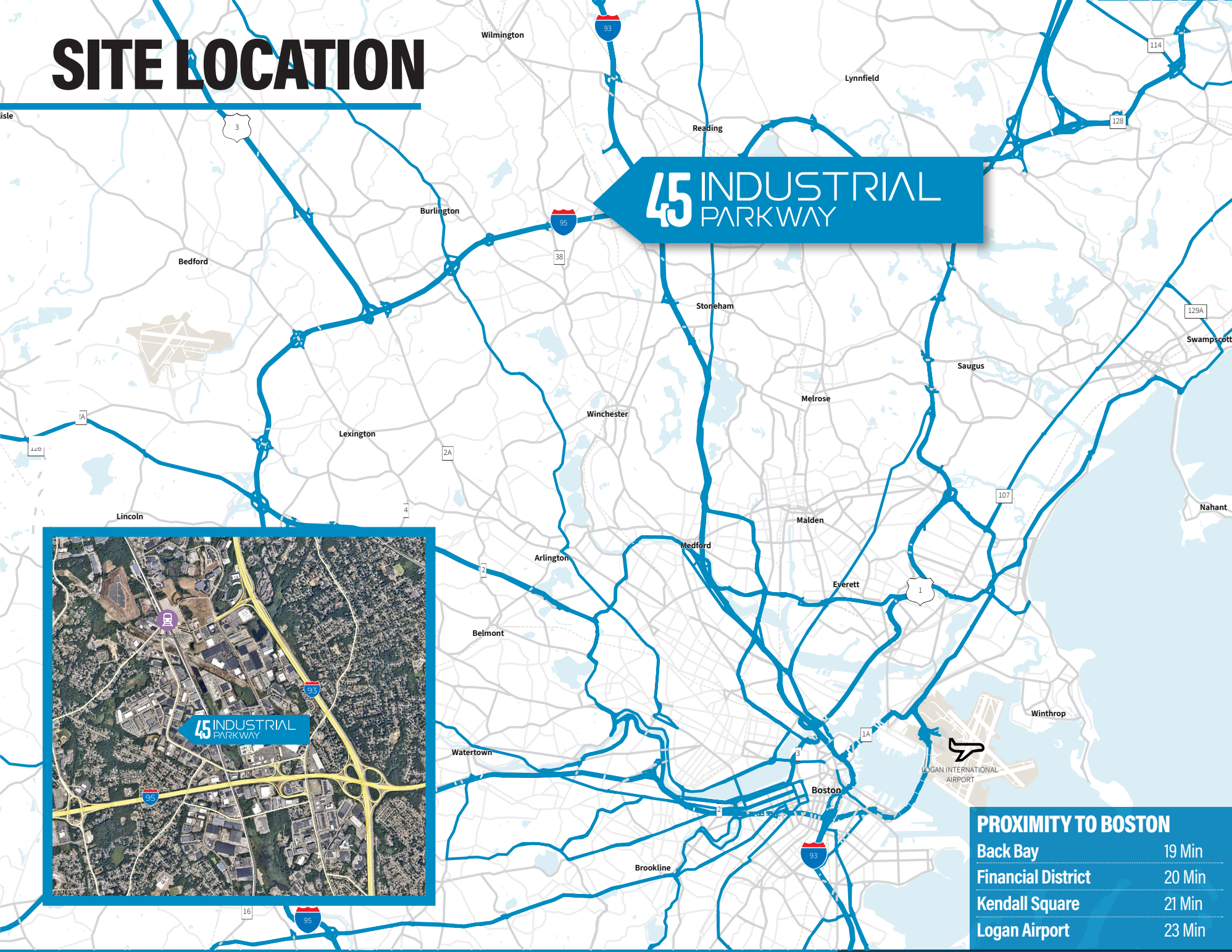
Second Floor ±17,640 SF

Suite C ±17,640 SF

Second Floor

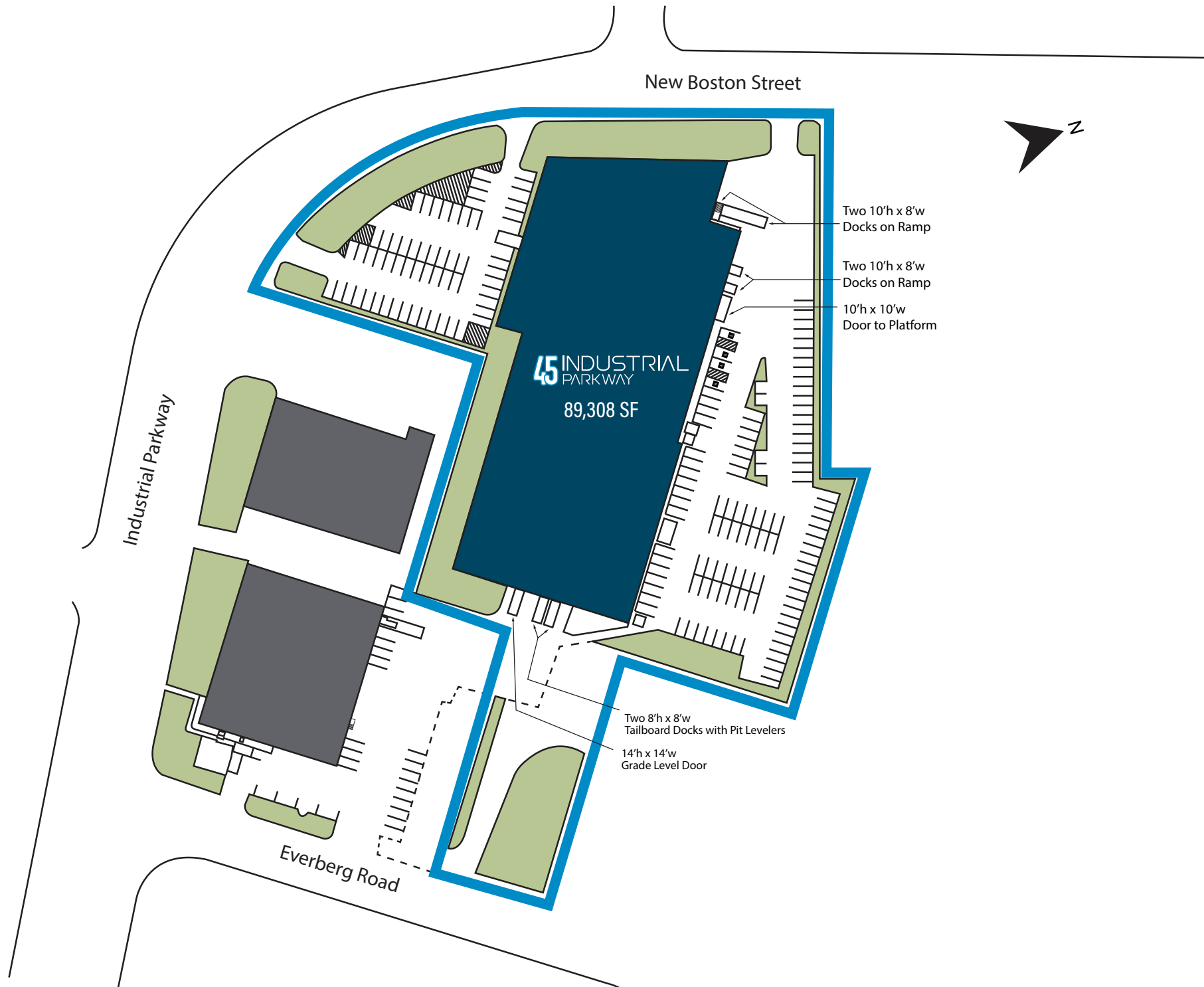


SITE LOCATION



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

SITE PLAN





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

**Wilmington Station
North Station**

North Station <--> Lowell

**Anderson/Woburn
North Station**

North Station <--> Lowell

**Elm St. @
Monument N Woburn to
Wellington Station
Bus 134**

**Reading Station
North Station**

North Station <--> Haverhill

**45 INDUSTRIAL
PARKWAY**

**Veterans Memorial Senior Center N Woburn to
Wellington Station Bus 134**

AMENITIES



10 hotels within a 2-mile radius!

FOR LEASE

45 INDUSTRIAL PARKWAY WOBURN, MA



FOR MORE INFORMATION, PLEASE CONTACT:

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