



Major upgrades recently completed



Ample and expandable power (7,000 amps existing)



Agile and well-capitalized ownership

45 INDUSTRIAL PARKWAY

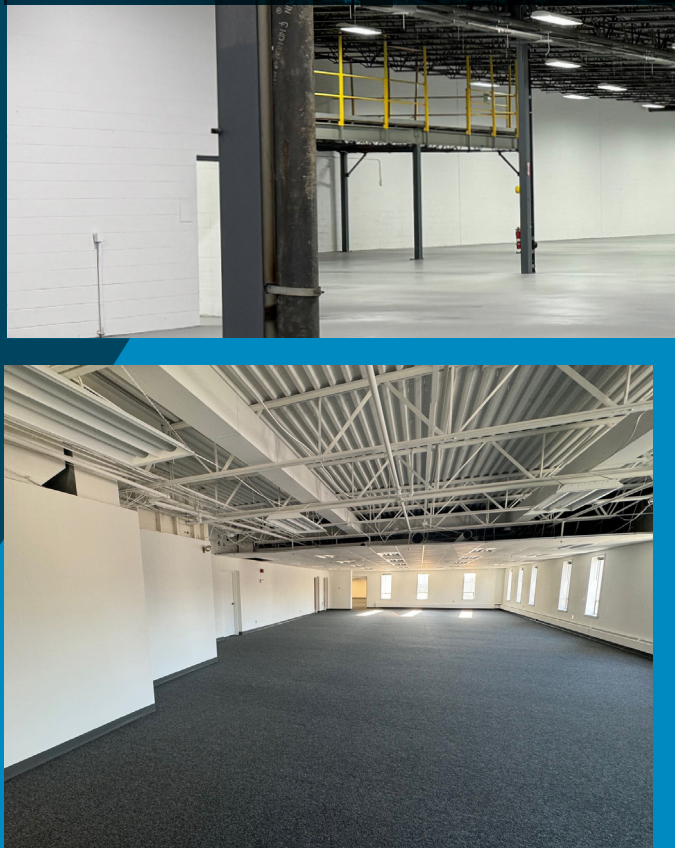
WOBURN, MA

FIRST CLASS ADVANCED MANUFACTURING/TOUGH TECH OPPORTUNITY
FLEXIBLE DEMISING FROM 40,000 SF 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

Renovated 2025

Construction

Steel frame with masonry
& brick façade exterior

Ceiling heights

18'6" clear in warehouse

Column spacing

34' 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

Two existing services:

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

Power is expandable

Lighting

LED

HVAC

Ceiling-mounted gas heaters in
warehouse, A/C in office and
climate controlled area

ADA compliance

Brand new elevator installed to
service second floor

Sprinkler system

Wet system throughout

Parking

±1.8 per 1,000 SF

Expandable up to 168 spaces

Utilities

Electric: Eversource

Gas: National Grid

Water/Sewer: Municipal

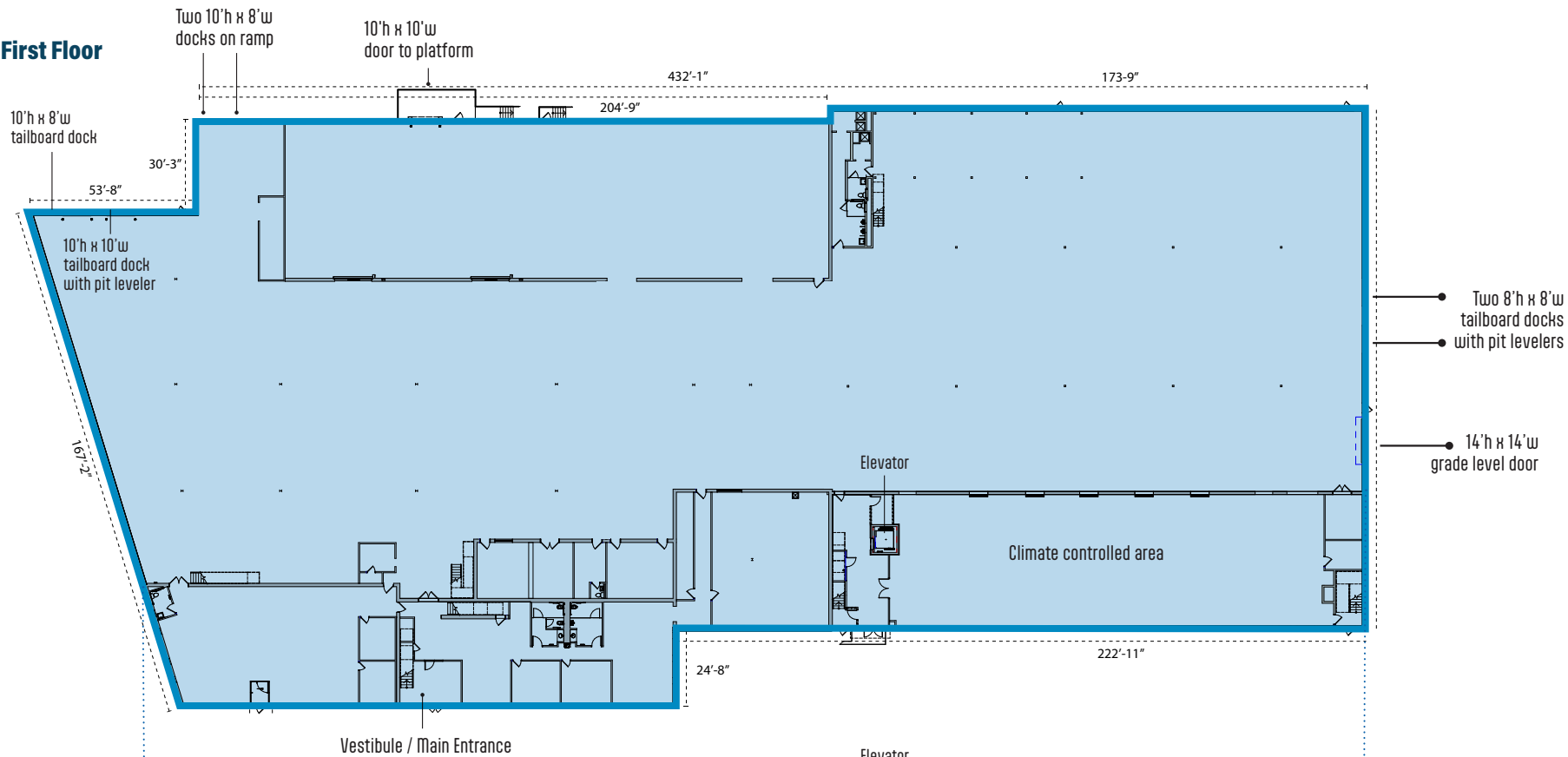
FLOOR PLAN

Flexible Subdivision Opportunities

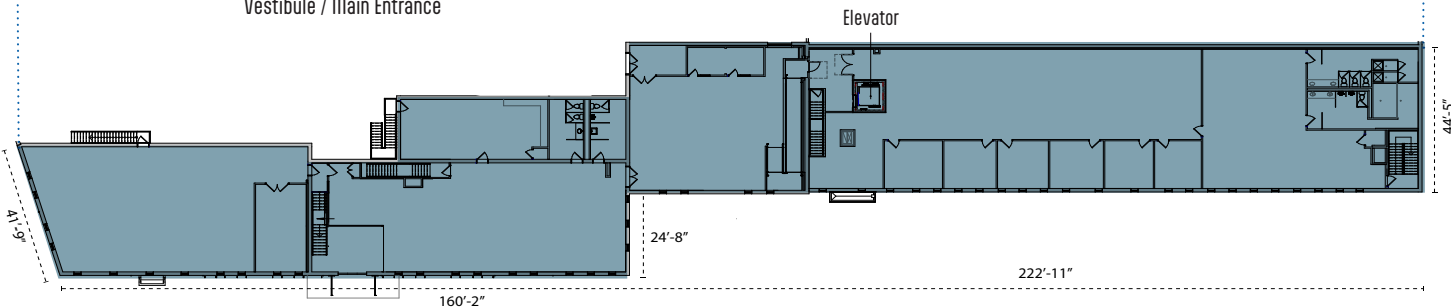
First Floor ±71,668 SF

Second Floor ±17,640 SF

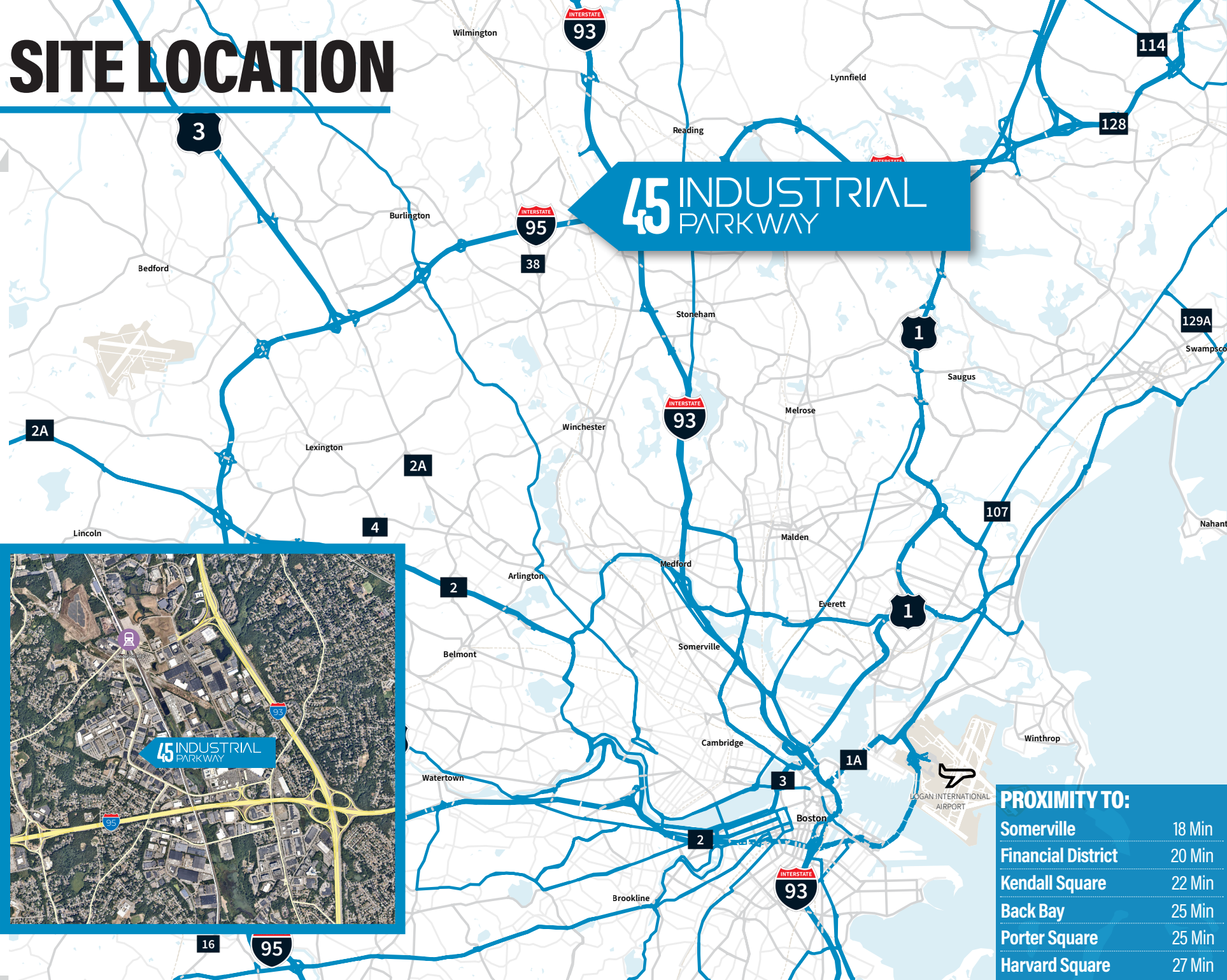
First Floor



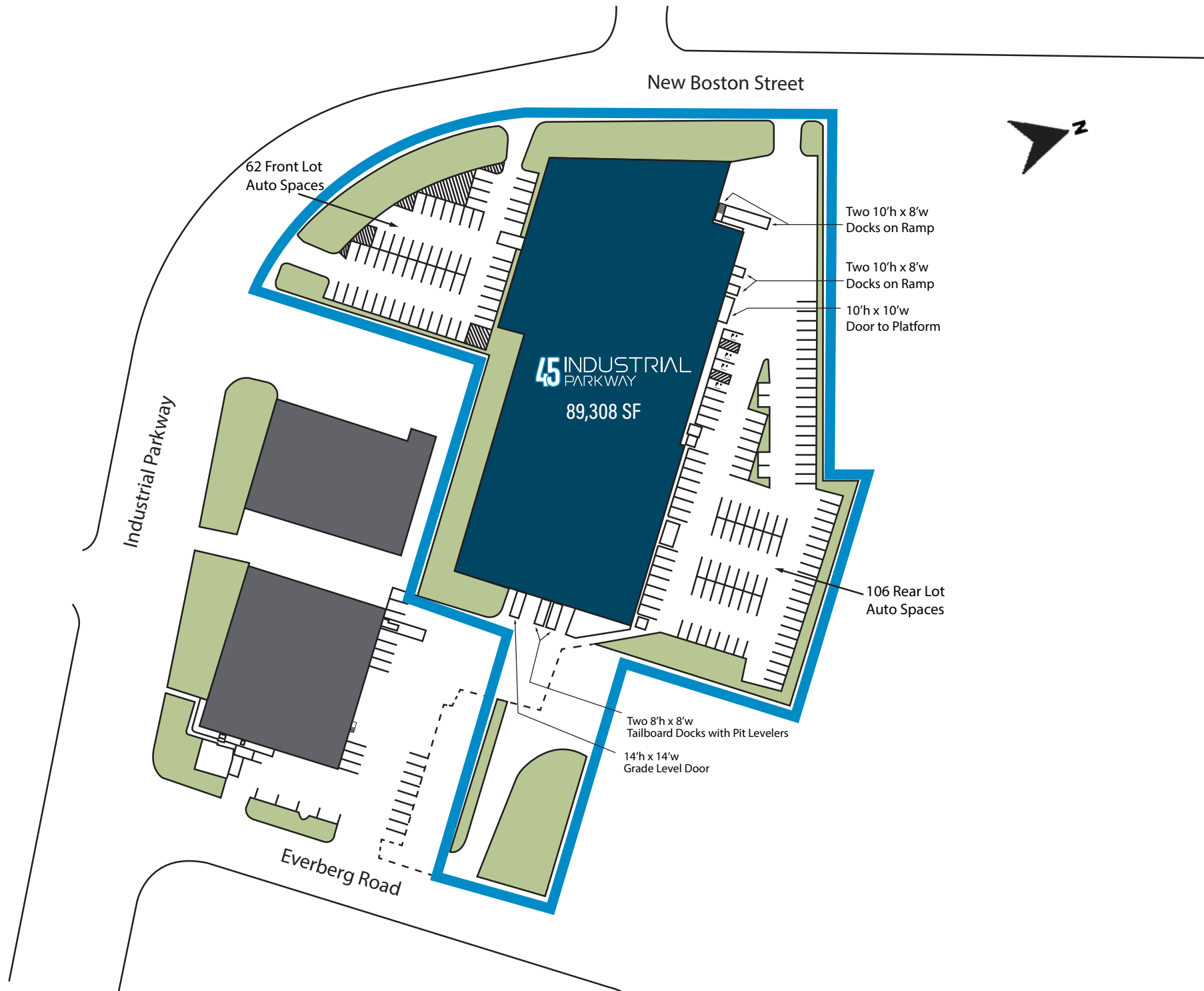
Second Floor



SITE LOCATION



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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