



Clear Span Floor Plate



Fully Air Conditioned



±1 Acre of IOS

 **JLL** SEE A BRIGHTER WAY

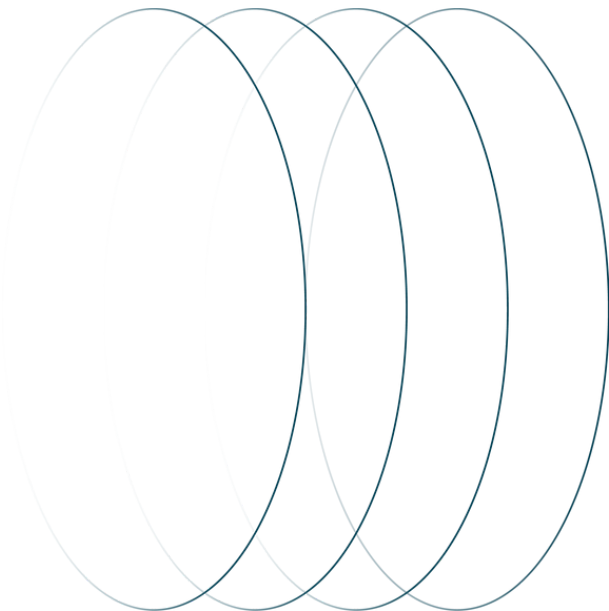
Air Conditioned Flex / Industrial Space For Lease

33 Upton Drive, Wilmington, MA



Unique clear span
flex/industrial opportunity
with ample outdoor storage

JLL is pleased to present 33 Upton Drive in Wilmington, MA. A rare opportunity, the ±23,509 SF of interior space is clear span and fully air conditioned, with exclusive use of substantial ±1 Acre of IOS/pavement.

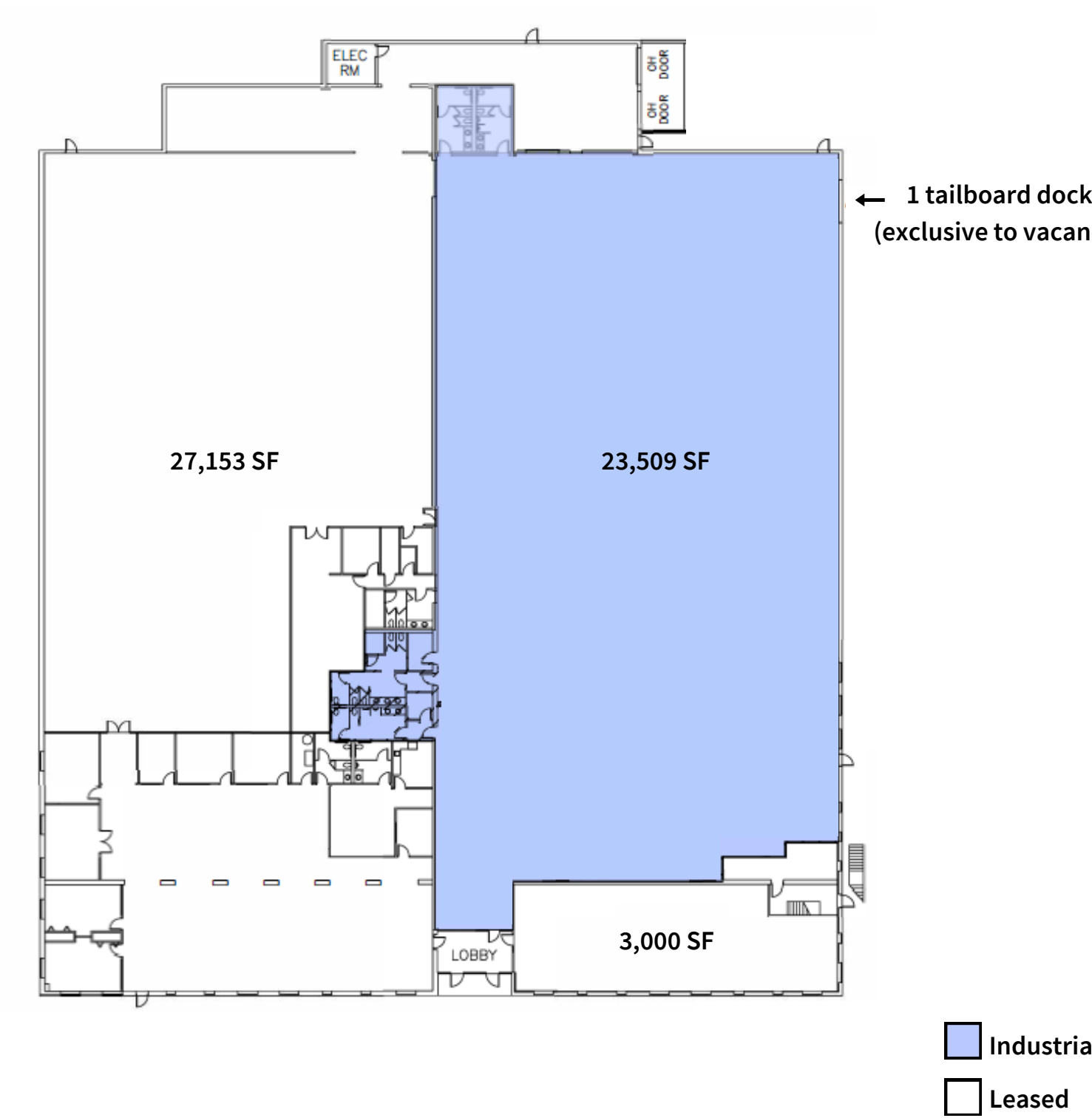


Property overview

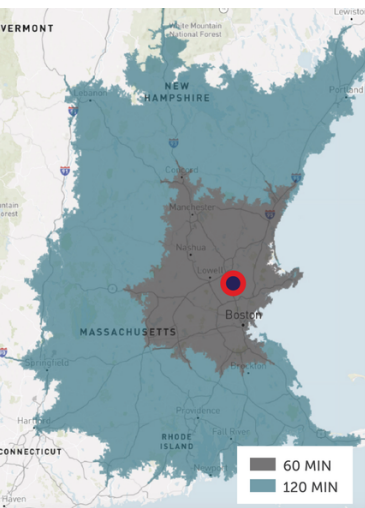
Available suite	±23,509 SF
Building size	±53,271 SF
Year built/renovated	1972 / 2018
Acreage	5.7 acres
Clear height	16'6"
Loading	1 tailboard dock (expandable)
Electrical	1,600 amps @ 480V to building
In-place infrastructure	- Fully air-conditioned 110' clear span, column-free suite 6" reinforced concrete floors - Oversized restrooms with shower
Zoning	General Industrial
Utilities	
Water & sewer	Wilmington Water Department
Gas	National Grid
Electric	Reading Municipal Light Department

Floor plan

*Column-free suite



Location

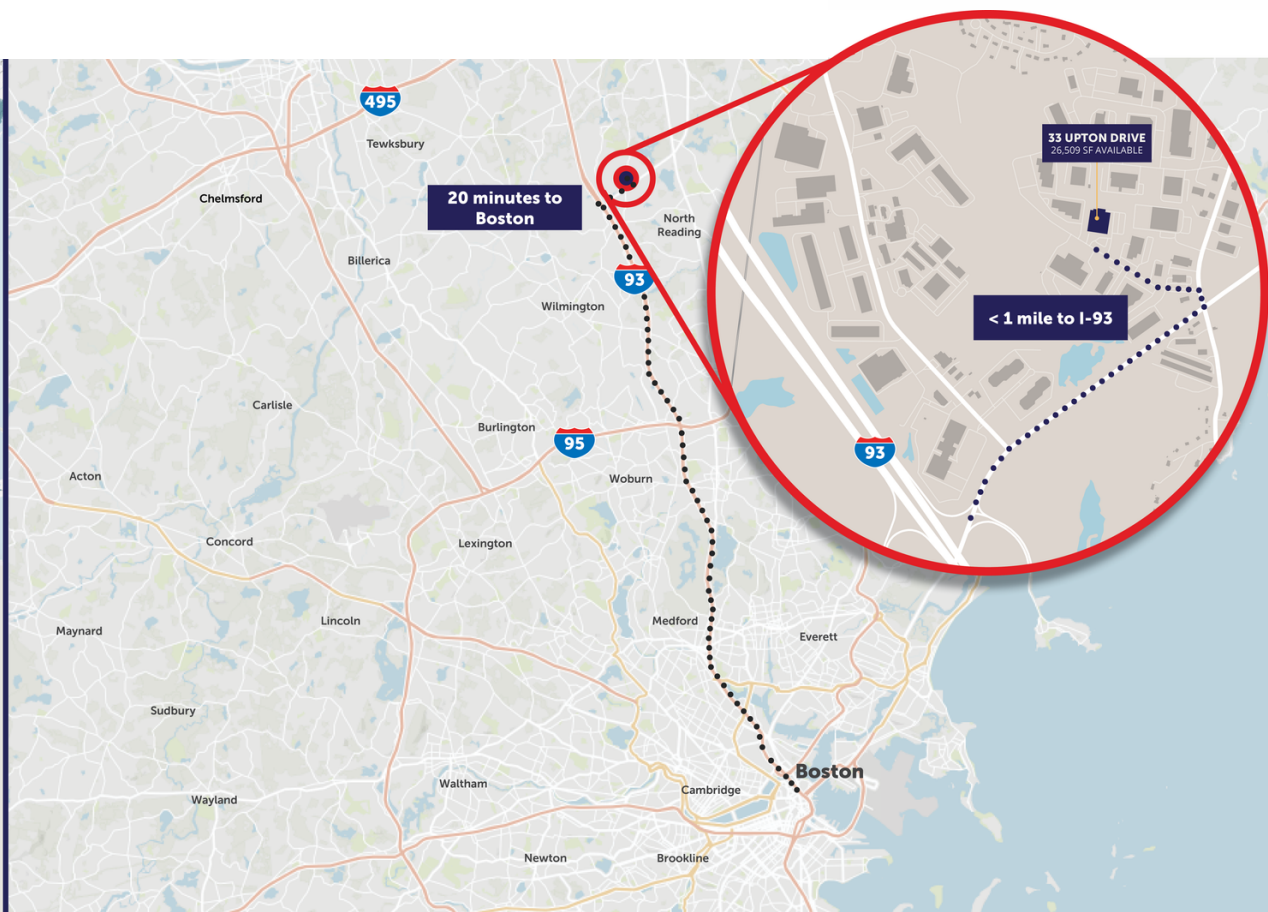


< 1 MILE
OFF I-93

10 MIN
DRIVE TO I-95 & I-495

20 MIN
DRIVE TO DOWNTOWN BOSTON

20 MIN
DRIVE TO LOGAN AIRPORT



**WITHIN
15 MILES**



3,062,851
POPULATION



3,083,651
ANTICIPATED
POPULATION
GROWTH BY 2026



1,627,244
PERSON LABOR
FORCE



1,197,989
WHITE COLLAR
WORKERS



210,878
BLUE COLLAR
WORKERS

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