

215 SALEM STREET

WOBURN, MA

NEW OWNERSHIP

RECENT CAPITAL IMPROVEMENTS

- Modernized exterior facade
- Newly paved parking and truck court areas
- Enhanced landscaping throughout site

±7,014 SF

FLEX/R&D OPPORTUNITY



215 Salem Street

BUILDING SPECIFICATIONS

BUILDING SIZE:	±65,436 SF	TRUCK COURT DEPTH:	90'
AVAILABILITY:	±7,014 SF	LAND AREA:	±5.05 Acres
ELECTRICAL:	1,600 Amps	PARKING:	2.74/1,000 SF
YEAR BUILT:	1984	ZONING:	Industrial
CLEAR HEIGHT:	16' (to the joist) 18' (to the deck)	FIRE PROTECTION:	Wet system
LOADING:	14 docks, 1 drive-in	HVAC	Fully Air Conditioned
COLUMN SPACING:	25' x 25'	UTILITIES:	Water: Town Sewer: Town Heating: Gas Heat



Optimal Location



About the Property

215 Salem Street offers compelling suite opportunities in a highly functional industrial location. Complete with direct loading access, ample parking, and mezzanine office availability, 215 Salem Street provides the complete package for flex and industrial users.

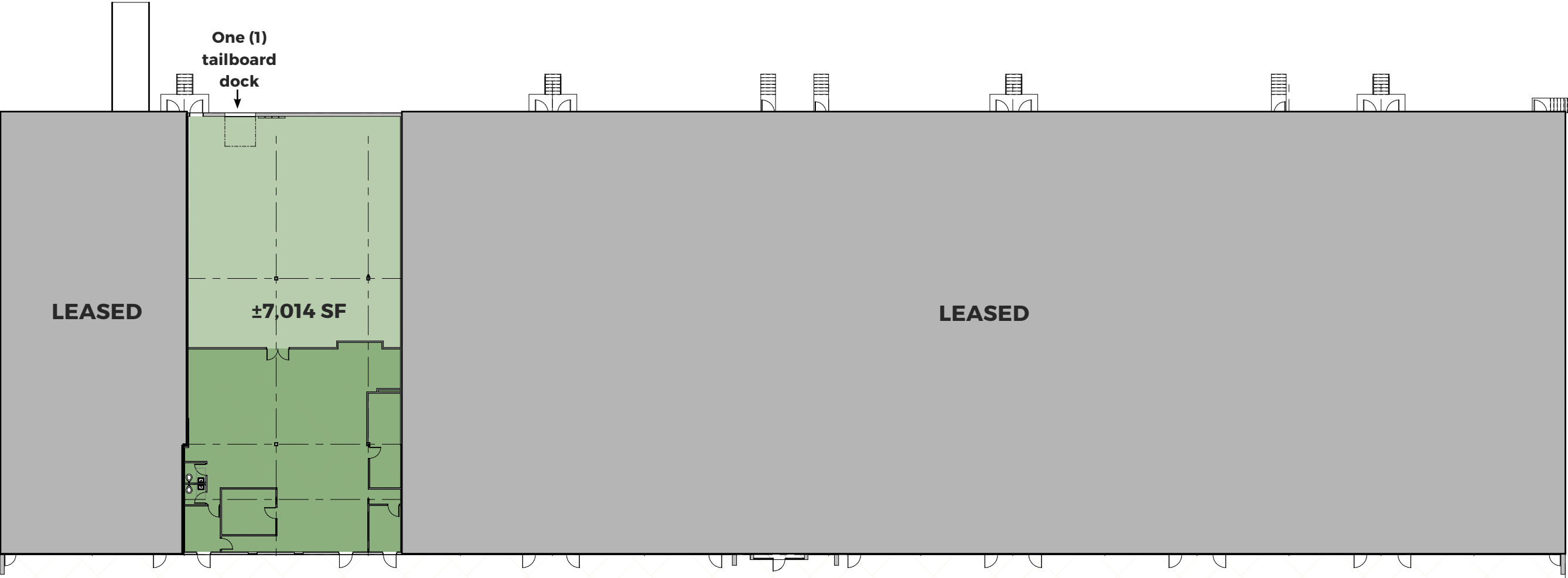
215 Salem Street is located within a core industrial corridor, with direct access to Greater Boston's primary logistics and employment nodes. The property is just 1 mile from I-93, 2 miles from I-95/Route 128, and provides convenient access to Route 3, I-90, and I-495.

Floor Plans

First Floor

Suite A: ±7,014 SF

- Warehouse
- Office



*Up to ±5,321 SF of additional office space available on the 2nd floor



NEW OWNERSHIP / CAPITAL IMPROVEMENTS UNDERWAY

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