

12 Industrial Way

WILMINGTON, MA 01887

For Sale or Lease

86,300 sq. ft.
AVAILABLE

10 (expandable)
DOCK DOORS

1,251 sq. ft.
OFFICE AREA

0.6/1,000 sq. ft.
PARKING RATIO

26' - 28'
CLEAR HEIGHT

35' x 33' 1"
COLUMN SPACING

12 Industrial Way is a 86,300 sq. ft. high-bay industrial distribution building in Wilmington, MA, a highly sought-after submarket for "last mile" delivery type users. This property is located two miles from the intersection of I-95 and I-93 allowing for immediate highway access and excellent proximity to CBD Boston (15 miles) and all of New England's highway system. 12 Industrial Way offers unique features such as clear height, functionally and most importantly, a reputable & established institutional landlord eager to work alongside your client as partner.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

78M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

56M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

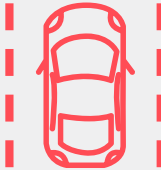


Building specifications

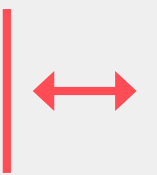
Building Size/Available	86,300 sq. ft.
Office Size	1,251 sq. ft.
Year Built/Renovated	1968/2023
Roof	Insulated EPMD Flat rubber membrane (completed in 2022)
Sprinklers	OH2 Level 2
Warehouse Lighting	LED Motion sensor (36.4 Lumens/SF)
Power	1,200 Amps at 480v, 3-phase
Acreage	4.01
Truck Court	55' with a 32' concrete trailer pad
Floor slab	4,000 PSI
Parking Ratio	0.6/1,000 sq. ft.
Utilities	Gas: National Grid, Electric: Reading Municipal, Water/Sewer: Town of Wilmington



warehouse

 **51**
Automobile
Parking

 **26'**
Clear
Height

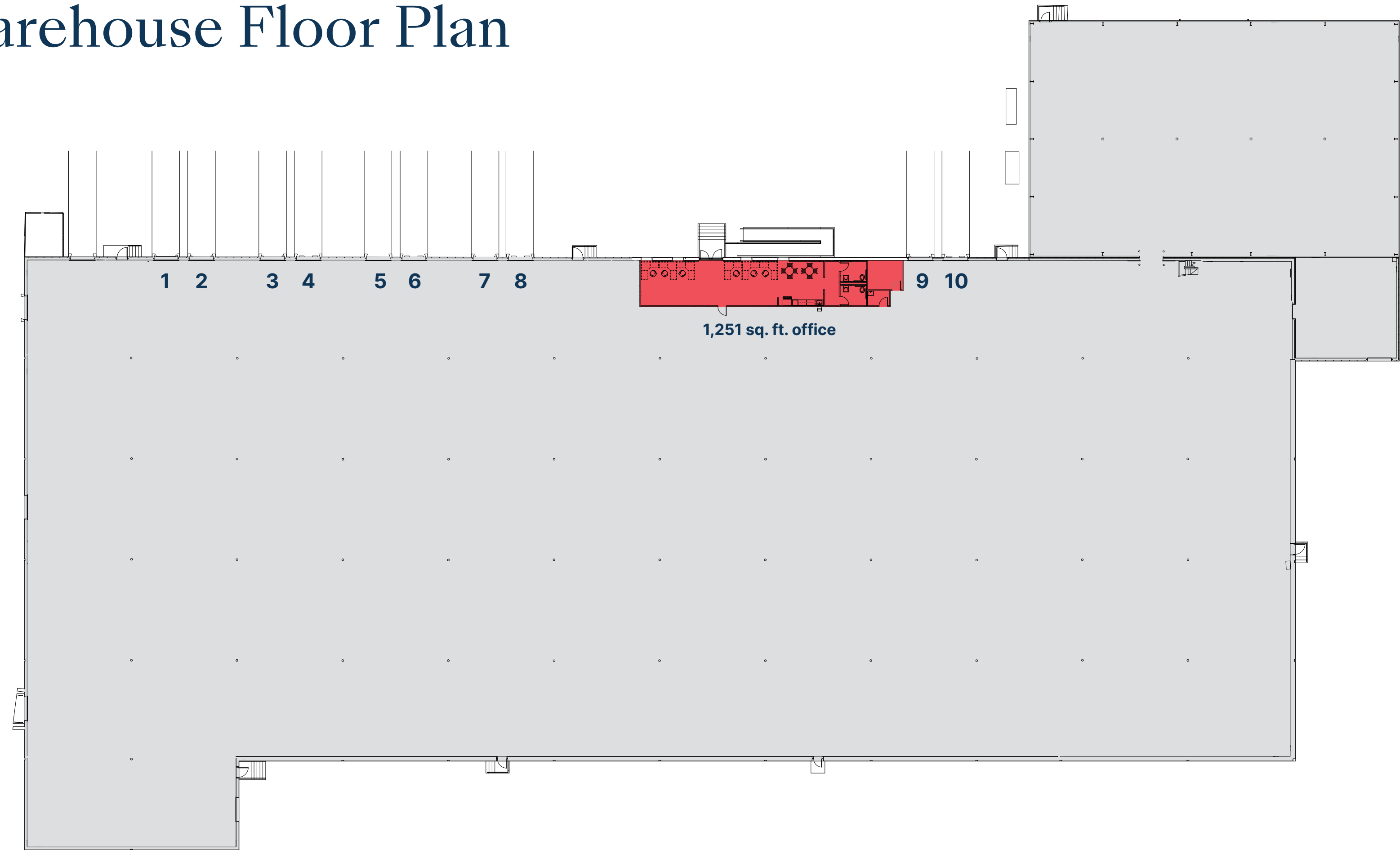
 **35' x 33'1"**
Column
Spacing

 **10**
Dock Doors

 **7**
Levelers



Warehouse Floor Plan

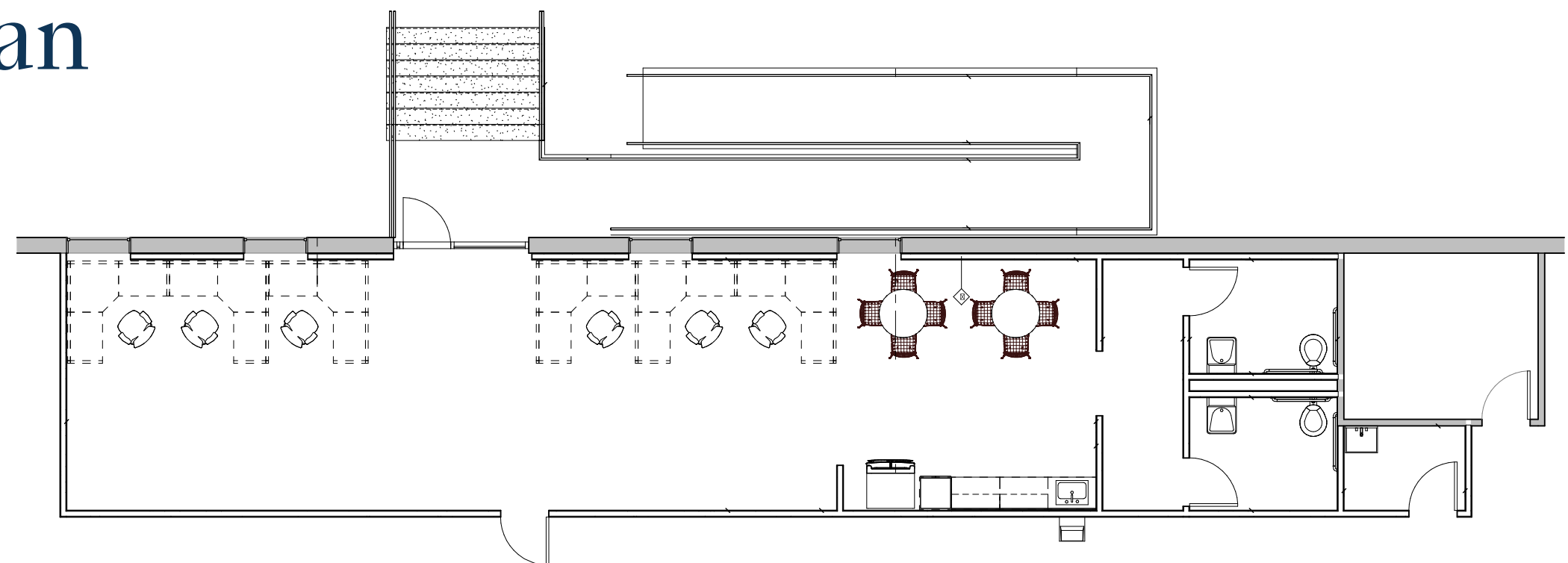


Spec Office Floor Plan

6 Workstations

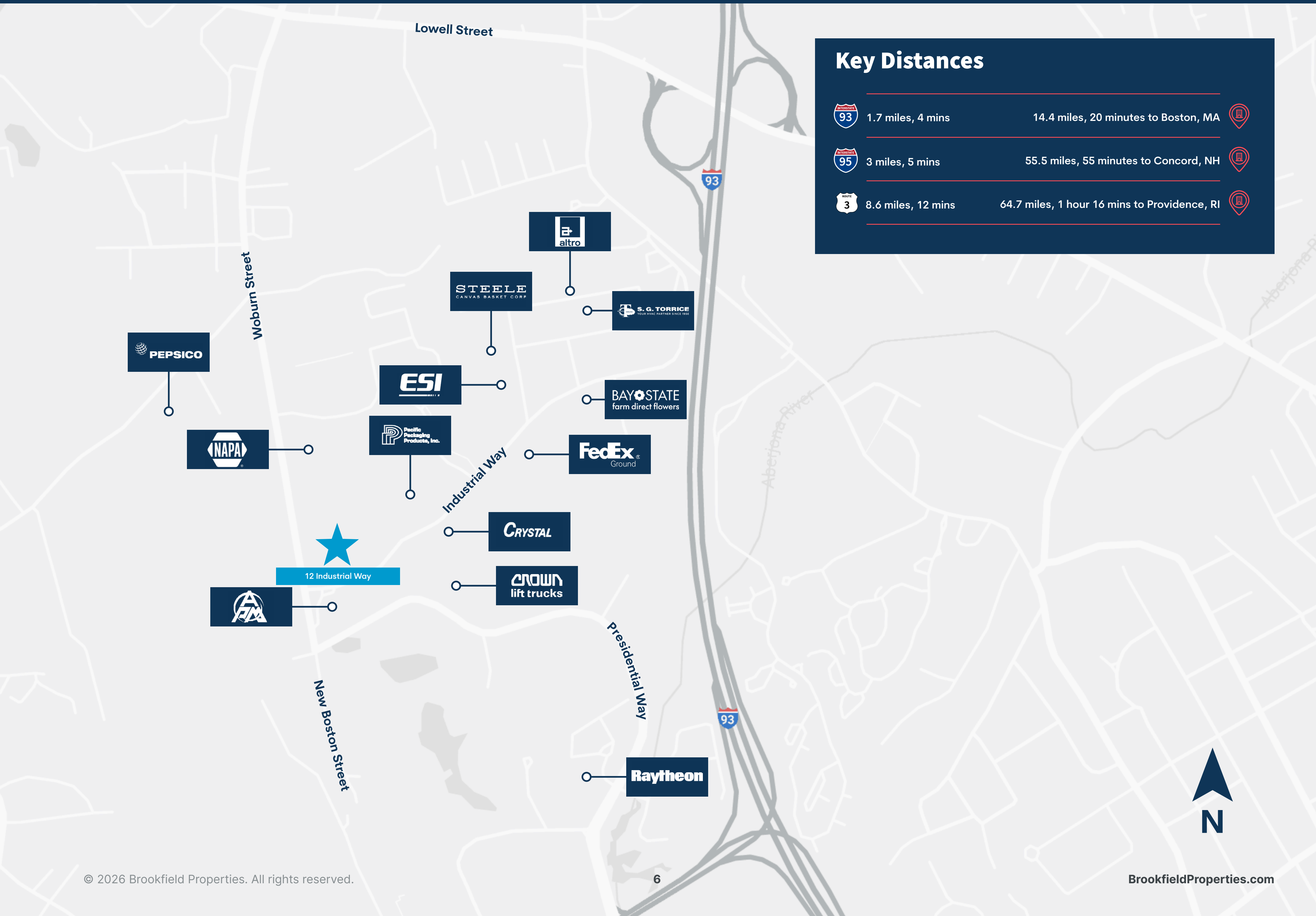
2 Bathrooms

1 Kitchenette + Employee food area



Site Plan







Sale & Leasing Contacts

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