 JLL SEE A BRIGHTER WAY

# For sale

25 East Street  
Winchester/Woburn, MA

Office/Flex Building  
±12,000 SF Available



## Property Overview

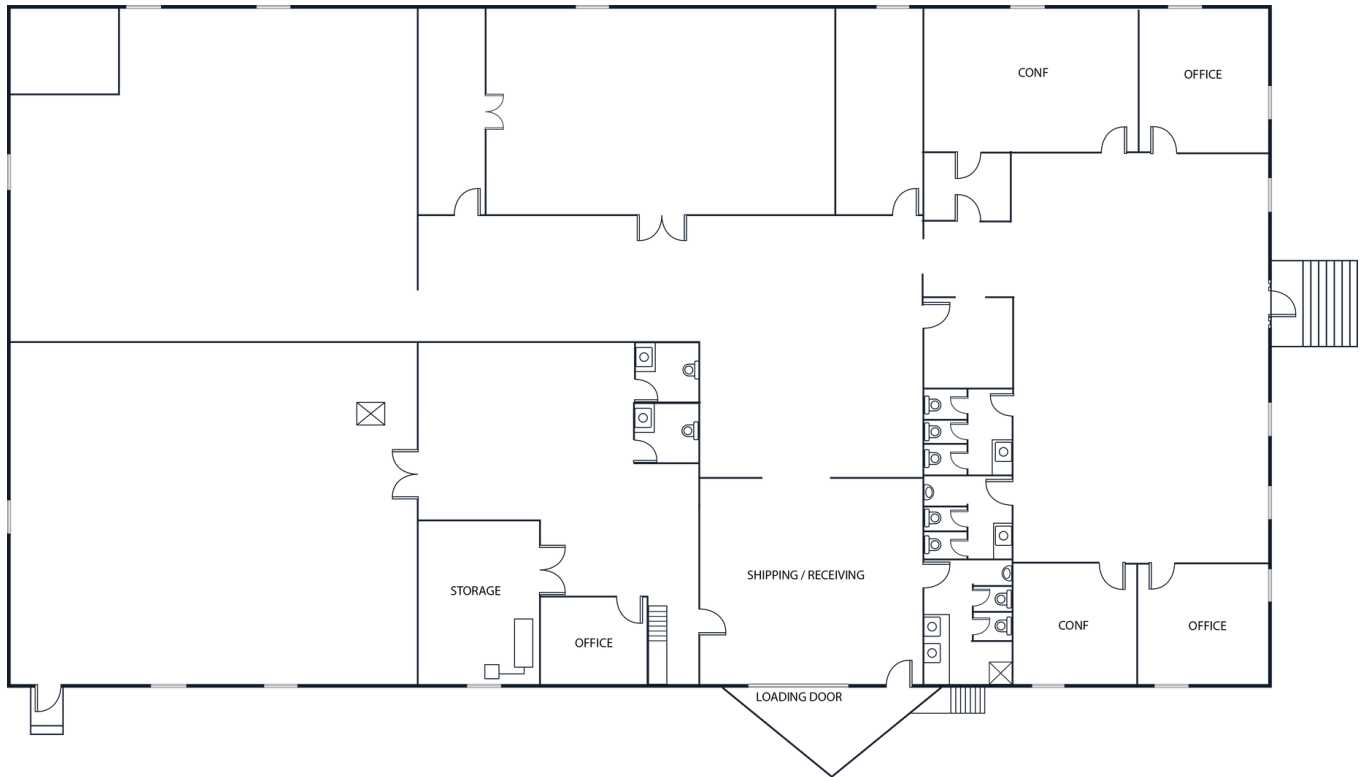
JLL is pleased to present 25 East Street in Winchester/Woburn for sale. The 12,000 SF flex building offers a mix of industrial and office space, including a loading dock and warehouse area. Sitting on an acre of industrial-zoned land, there is ample space for both parking and outdoor storage. Just a 6 minute drive from both I-93 and Route 3, the property is easily accessible, offering an attractive purchase opportunity for a variety of users. The building also offers potential to expand by  $\pm 5,000$  SF.



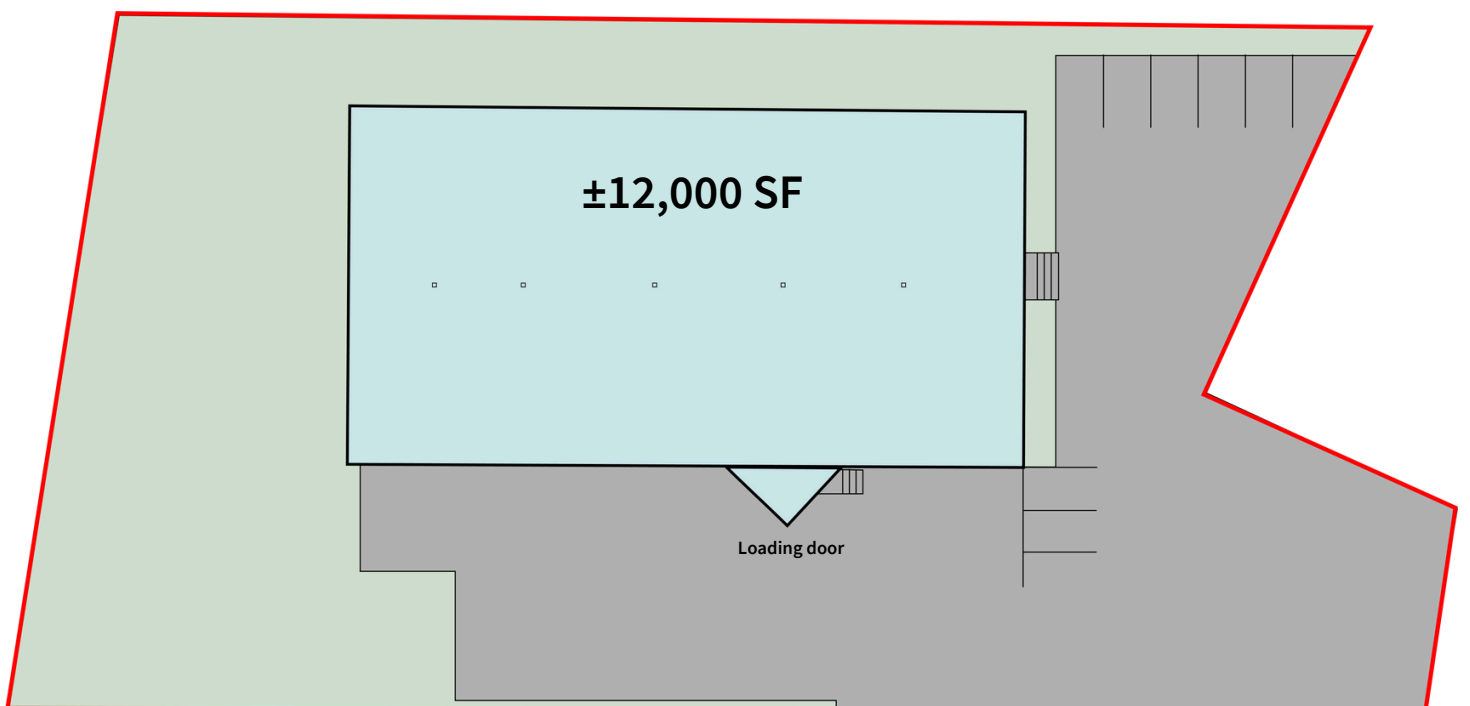
## Property Specifications

<b>Building SF</b>	$\pm 12,000$ SF
<b>Available SF</b>	$\pm 12,000$ SF (potential for $\pm 5,000$ SF expansion)
<b>Acreage</b>	1.01 acres
<b>Year Built</b>	1970
<b>Column Spacing</b>	25'x40'
<b>Ceiling Height</b>	12' joist 14' deck
<b>Loading</b>	1 tailboard height loading door
<b>Power</b>	800 amps, 120-208 volts, 3-phase
<b>HVAC</b>	4 rooftop package mounted units
<b>Roof Age</b>	Ballasted membrane, 2002
<b>Zoning</b>	Limited Light Industrial District (IL)
<b>Utilities</b>	
Electric:	Eversource
Gas:	National Grid
Water & Sewer:	Winchester Water & Sewer Division

## Floor plan



## Site plan





# Corporate Neighbors



# Amenities & Location Map



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