

# 65 INDUSTRIAL WAY

Wilmington, MA 01887

Industrial/Flex/Office For Lease

5,188 - 7,350 SF



Leasing Information:

**Rob Cronin**  
617.951.4147  
rcronin@lpc.com

# Lincoln

Lincoln Property Company  
53 State Street, 8th Floor  
Boston, MA 02109

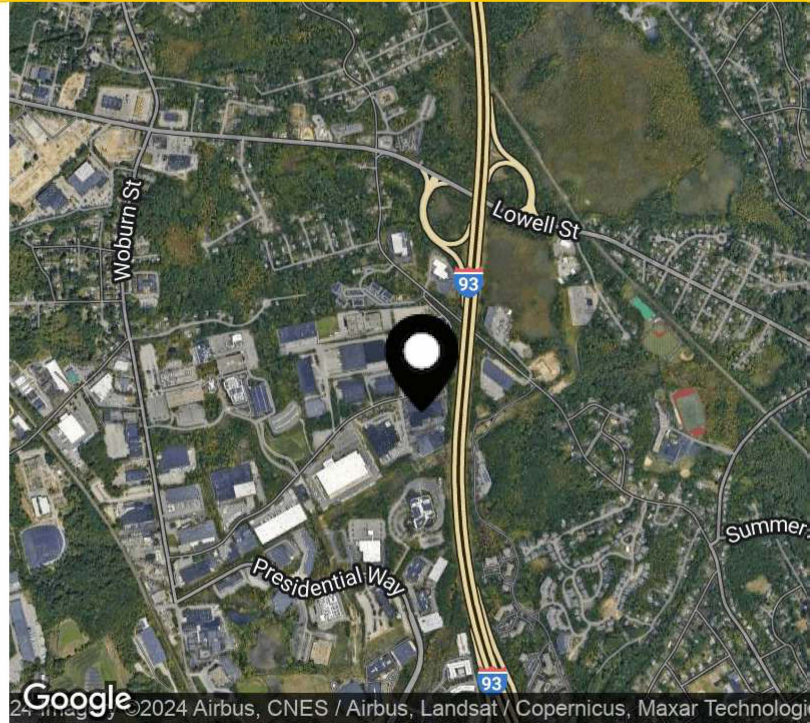
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### Building Specifications

|                  |  |
|------------------|--|
| Building Size:   | 90,756 SF  |
| Available SF:    | Suite 100   5,188 SF<br>Suite 101   5,688 SF<br>Combined   10,876 SF |
| Type:            | Flex/Industrial  |
| Timing:          | Suite 100   09-01-2023<br>Suite 101   03-01-2024                     |
| Loading:         | Grade Level Door<br>2 Tailboard Docks                                |
| Clear Height:    | Both Suites 16'  |
| Zoning:          | General Industrial   |
| Year Built/Reno: | 1980/1995  |
| Land Area:       | 4.70 Acres   |

### Property Highlights

- Flex/Industrial/Office Building Opportunity
- Available Spaces can be Combined Totaling 10,876 SF

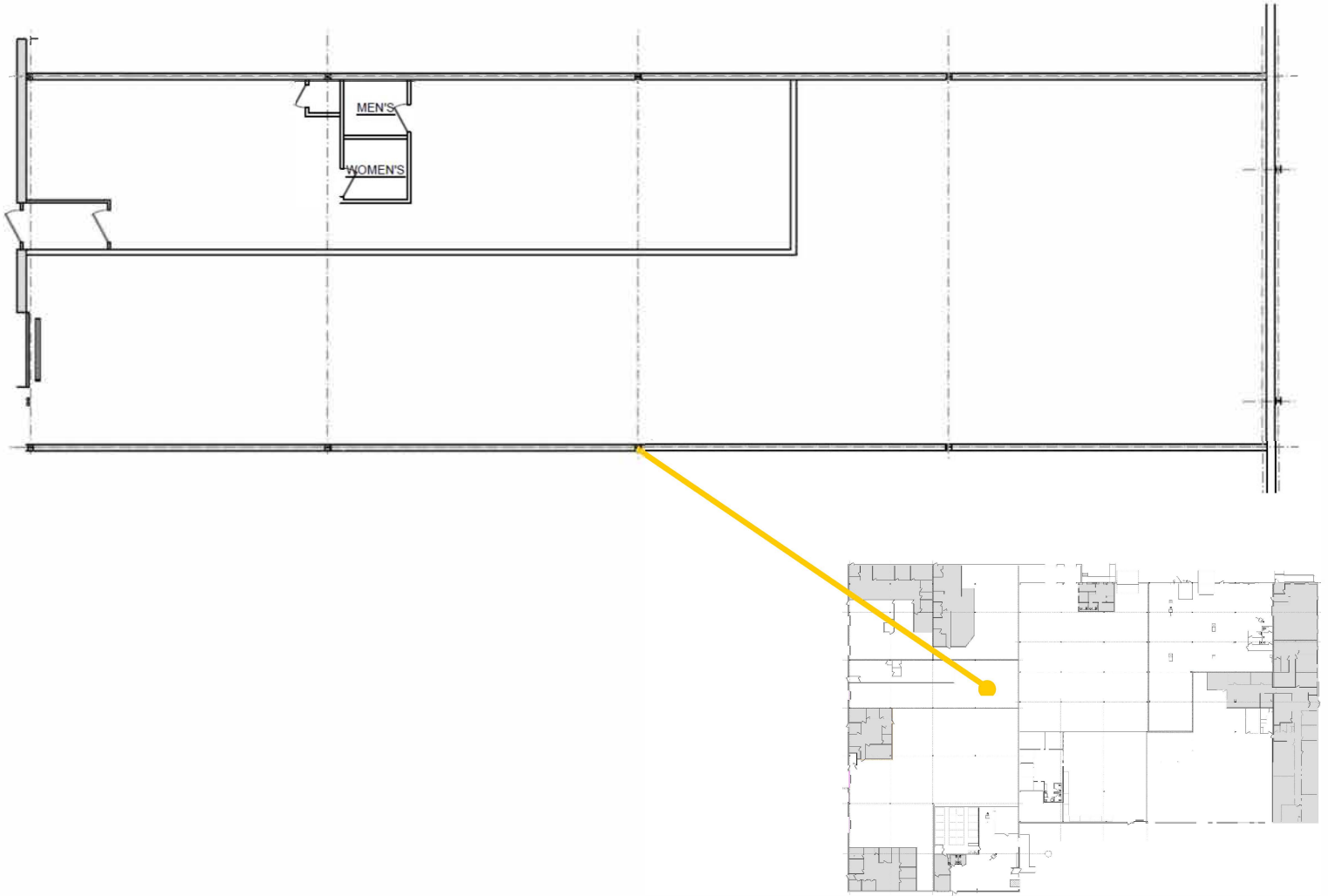
| Availabilities        | SF       | Date Available     |
|-----------------------|----------|--------------------|
| 1st Floor - Suite 100 | 5,188 SF | Immediately        |
| 1st Floor - Suite 102 | 7,350 SF | Available 1/1/2025 |

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| Suite                 | Size     | Date Available |
|-----------------------|----------|----------------|
| 1st Floor - Suite 100 | 5,188 SF | Immediately    |

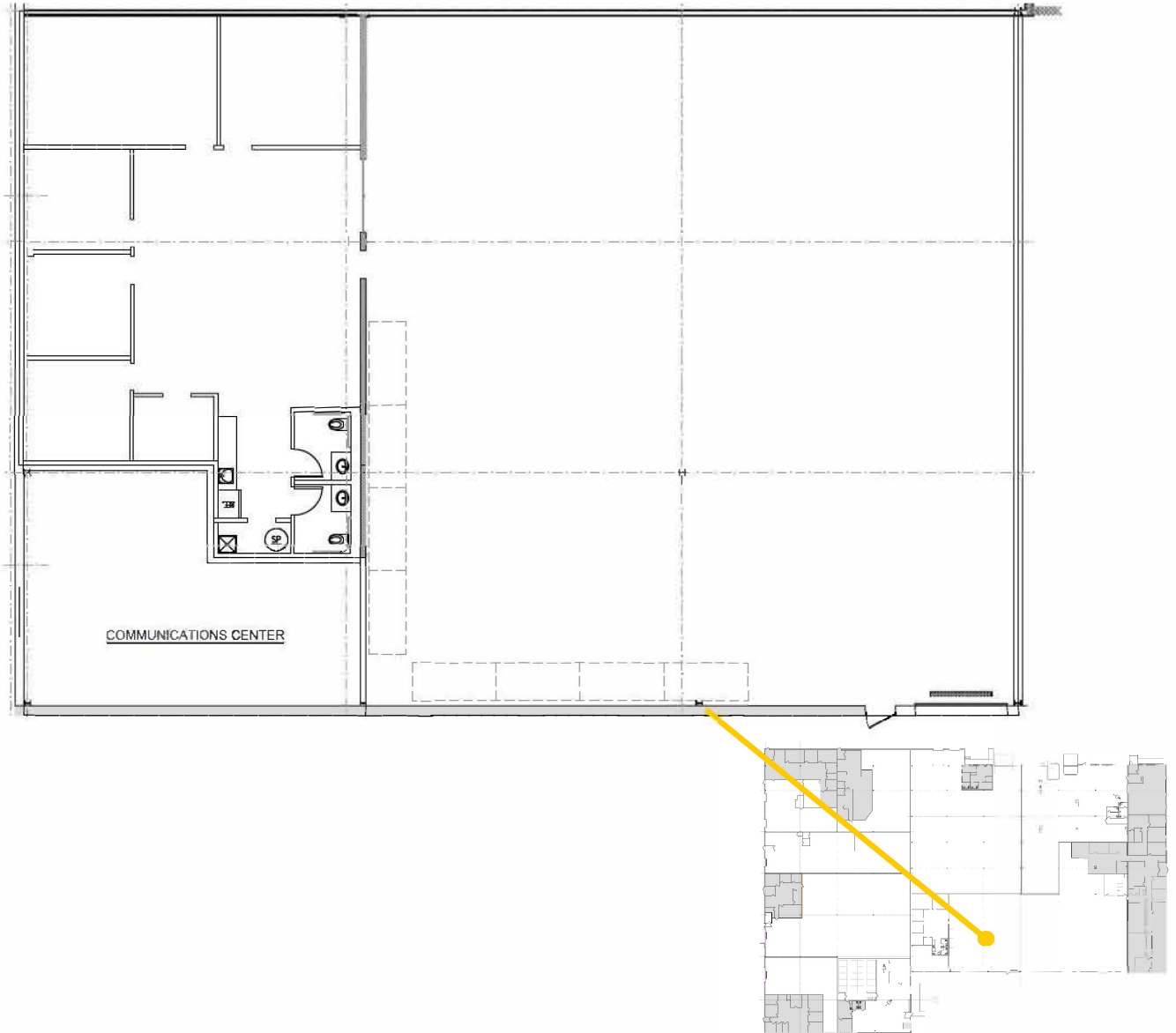
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## 1st Floor Plan (2)

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| Suite                 | Size     | Date Available & Description                                      |
|-----------------------|----------|---|
| 1st Floor - Suite 102 | 7,350 SF | Available 1/1/2025<br>600 SF Office Space   One (1) Drive-In Door |

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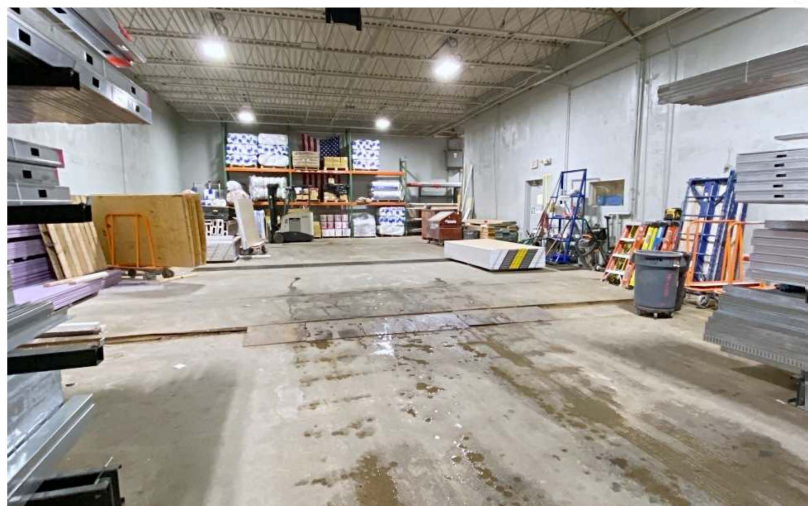
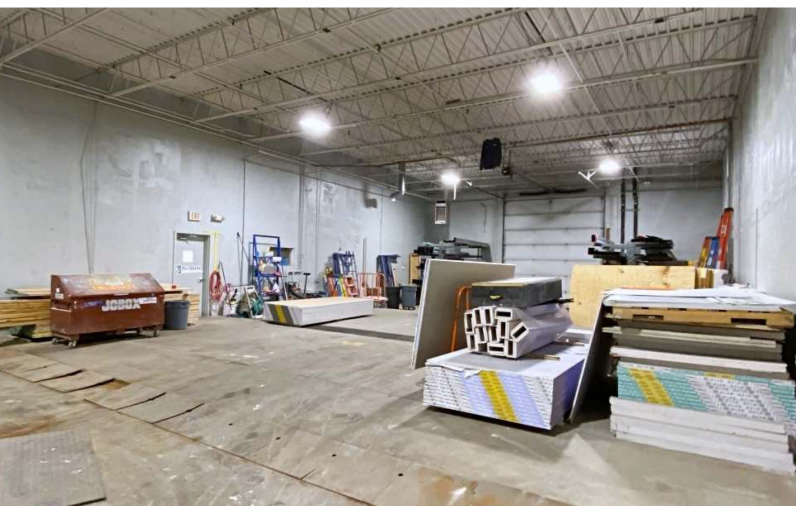
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Additional Photos



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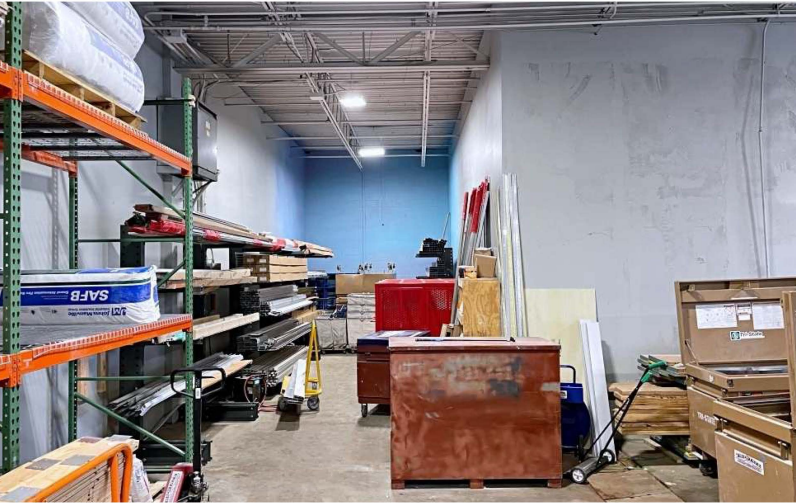
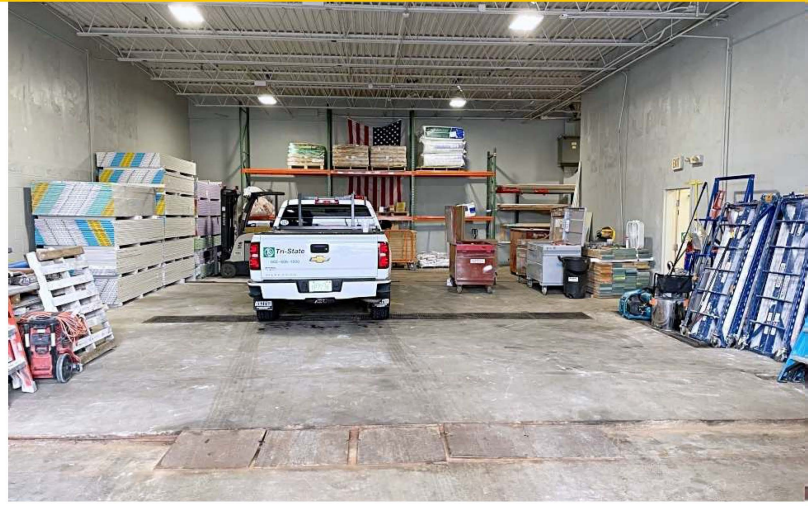
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## Interior Space Photos



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