

100 RESEARCH DRIVE

WILMINGTON, MA



7,200 SF - 31,939 SF

R&D/FLEX/INDUSTRIAL SPACE
AVAILABLE FOR LEASE



MARTIGNETTI
REAL ESTATE

AVAILABILITY SUMMARY



SPACE DESCRIPTION

7,200 - 31,939 SF flex/industrial space with ample access to loading and front office presence.

PROPERTY HIGHLIGHTS

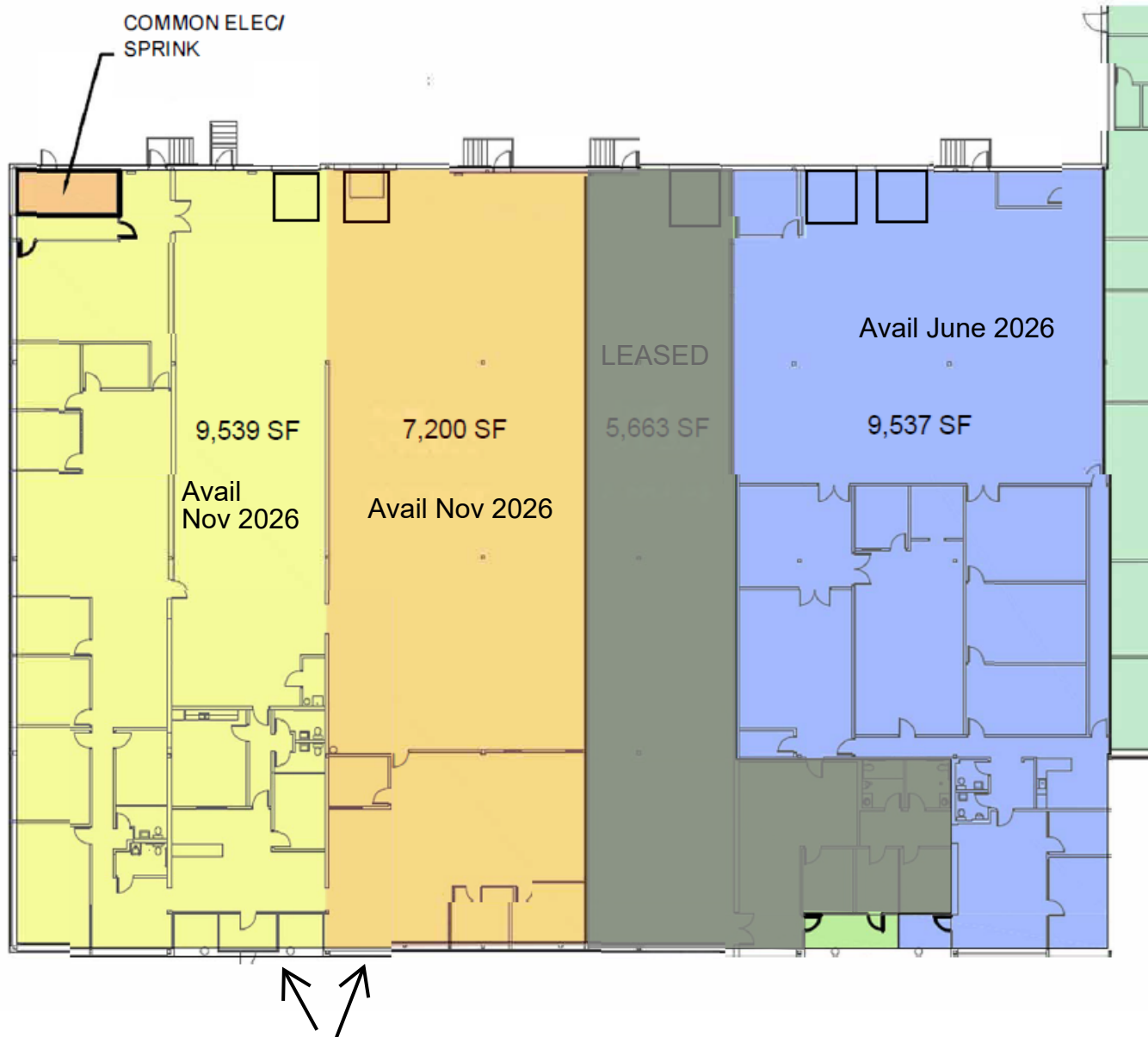
- Enconced in the rapidly expanding I-93 flex/R&D corridor
- 7,200 - 31,939 SF rarely available flex/R&D space with very versatile floor plan. Can lease existing subdivisions or combine some/all units.
- Great visibility at the entrance to a well-known R&D park
- Ample loading and parking for broad flexibility in use of the building
- Excellent access to major highways and interchanges

BUILDING SUMMARY

BUILDING SIZE:	103,000 SF
AVAILABLE SF:	7,200 SF - 31,939 SF
LOT SIZE:	12.5 ACRES
PARKING:	2.5/1000 SF
ZONING:	HIGHWAY INDUSTRIAL

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL POPULATION	36,520	106,704
COLLEGE/ADVANCED DEGREE	50%	-
WORKFORCE	24,015	69,612
AVG HH INCOME	\$152,628	\$154,828

FLOOR PLAN





HIGHLIGHTS



PARKING
2.5/1000 SF



ACCESS
1 MILE FROM I-93



POWER
Up to 1200A
EXISTING



CLEAR HEIGHT
16'



LOADING
UP TO 5 TAILBOARDS



WATER/SEWER
MWRA CONNECTED



LOCATION MAP



20-MINUTE drive to Boston
2 MILES from Ballardvale MBTA Commuter Rail
1 MILE from Interstate 93
7 MILES to Route 128 & I-495

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