



7 STATE ST

WOBURN, MA

FOR LEASE | 27,609 SF FREEZER WAREHOUSE BUILDING ON 1.76 AC

- 18'-40' Clear Height
- 10,000 SF Refrigerated/Freezer Space
- 1,000 Amps

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

27,609 SF Freezer Warehouse Building on 1.76 AC for Lease

PROPERTY HIGHLIGHTS

- 1.2 Miles from Route 1-95
- 2.1 Miles from Route 1-93
- 3.2 Miles from Route 3
- 40' Clear height within the freezer space
- Building floorplan ratio 80:20 warehouse to office space

SPACE CONFIGURATION:

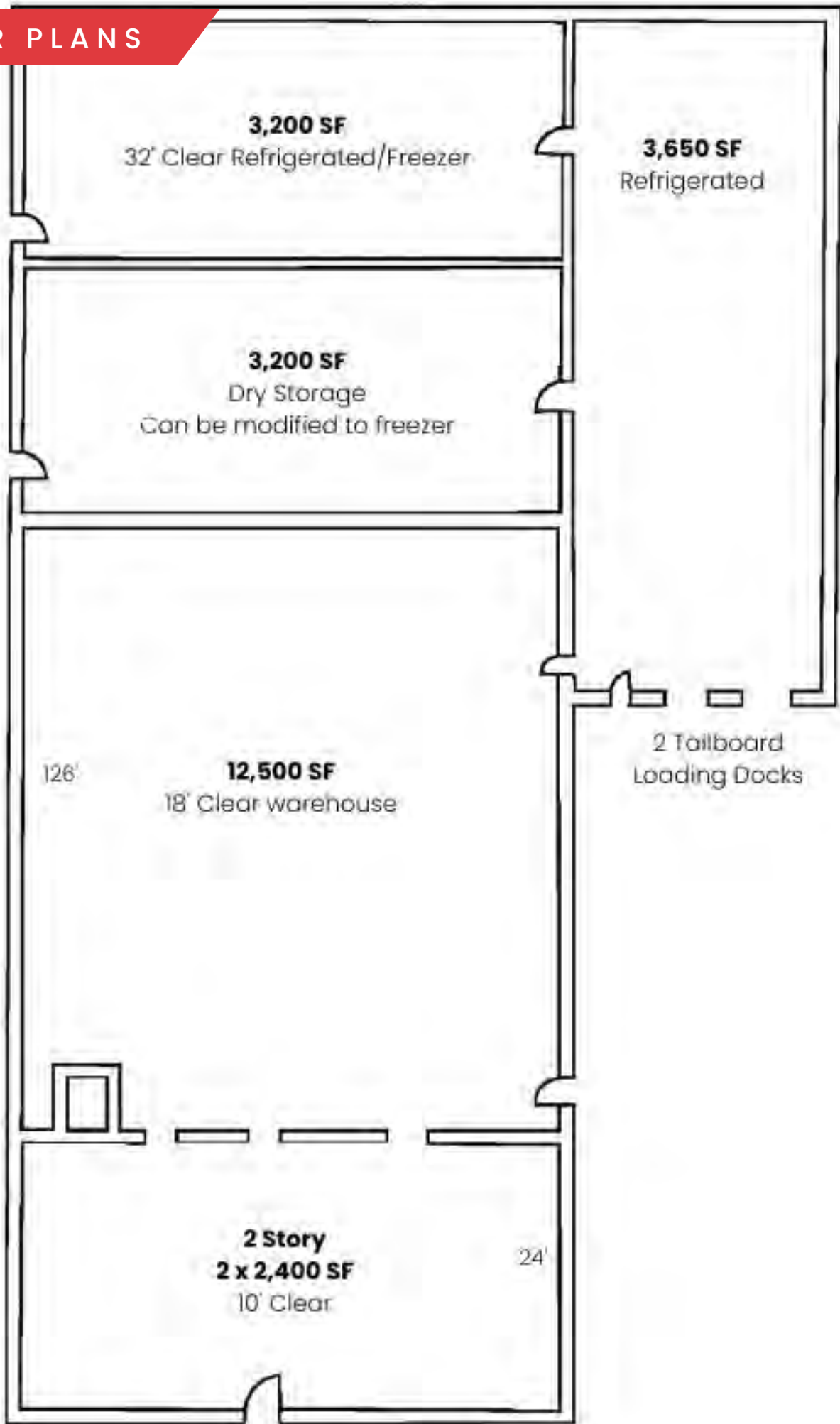
- Flex/Office Space: 5,000 SF
- 32' Clear Freezer Space: 10,000 SF
- 18' Clear Warehouse Space: 12,500 SF

PROPERTY SPECIFICATIONS

Building Size:	27,609 SF
*Available Space:	27,609 SF
Lot Size:	1.76 AC
Loading Docks:	Two (2)
Drive-In Doors:	One (1)
Power:	1,000 Amps
Lease Rate:	Market
Clear Height:	18'-40'
*Building Available:	3/1/2026

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	37,007	78,356	518,090
Total Population	93,166	203,751	1,297,500
Average HH Income	\$166,363	\$187,960	\$161,562

FLOOR PLANS









GRAPHIQUE®  BuildPro
SUPPLY

DESIGNERS SERVICES



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EVOLUTION
IRON WORKS INC.

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AMPLIFYING INNOVATION

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MOTION
LOGISTICS INC.



LOWE'S®

 KRAFT ENERGY SYSTEMS
COMBINED HEAT AND POWER

HIGHWAY
PROXIMTY

 0.9 MILES
2 MINUTES

 3 MILES
7 MINUTES

 1.8 MILES
6 MINUTES

BOSTON

13 MILES | 21 MINS

MANCHESTER, NH

44 MILES | 45 MINS

7 STATE ST.
WOBURN, MA

BOSTON



7 STATE ST WOBURN, MA

FOR LEASE | 27,609 SF INDUSTRIAL WAREHOUSE ON 1.76 AC

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