



6 DRAPER ST

WOBURN, MA

FOR SALE | 11,161 SF INDUSTRIAL BUILDING ON 2.29 AC

- 2.29 Usable Acres
- Well Maintained 23' Clear Industrial Building
- Located 1 Miles to Route 93



PROPERTY SUMMARY



PROPERTY DESCRIPTION

11,161 +/- SF Industrial Building on 2.29 Acres for Sale or Lease

LOCATION HIGHLIGHTS

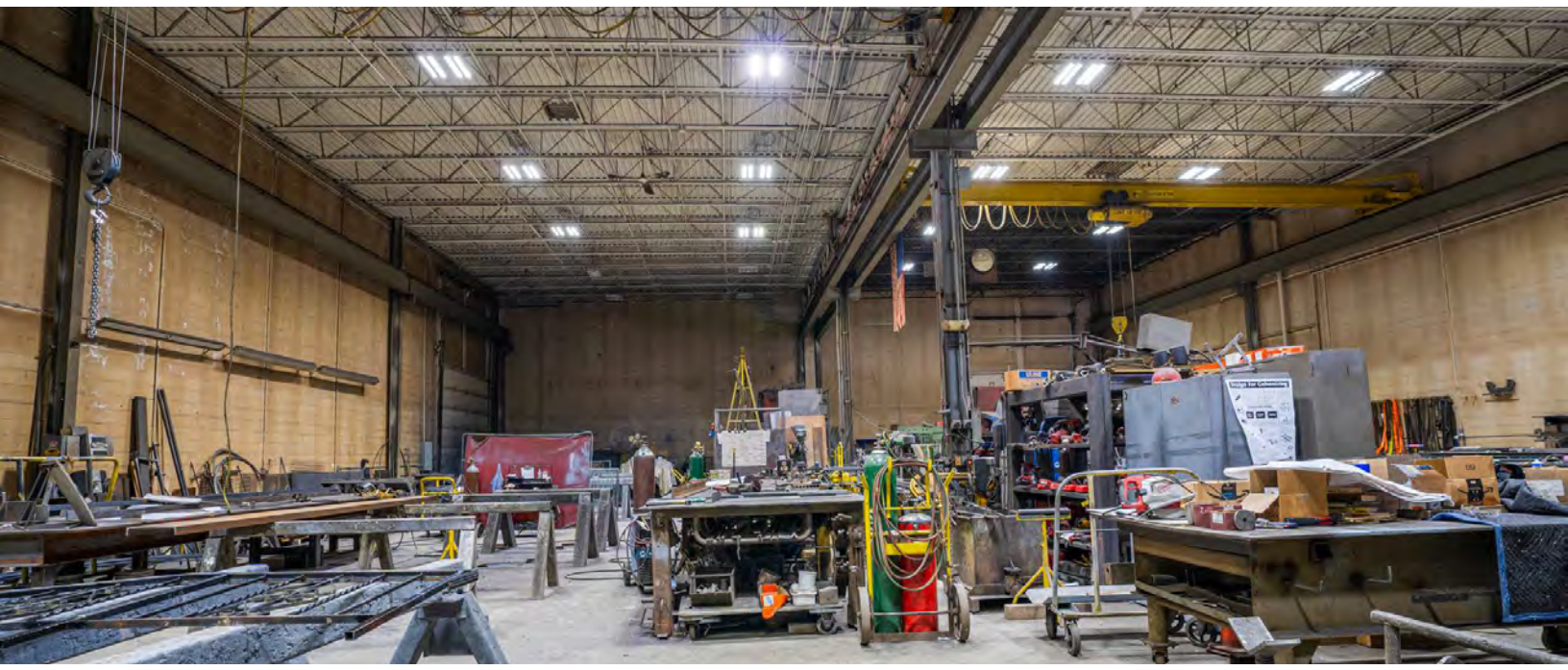
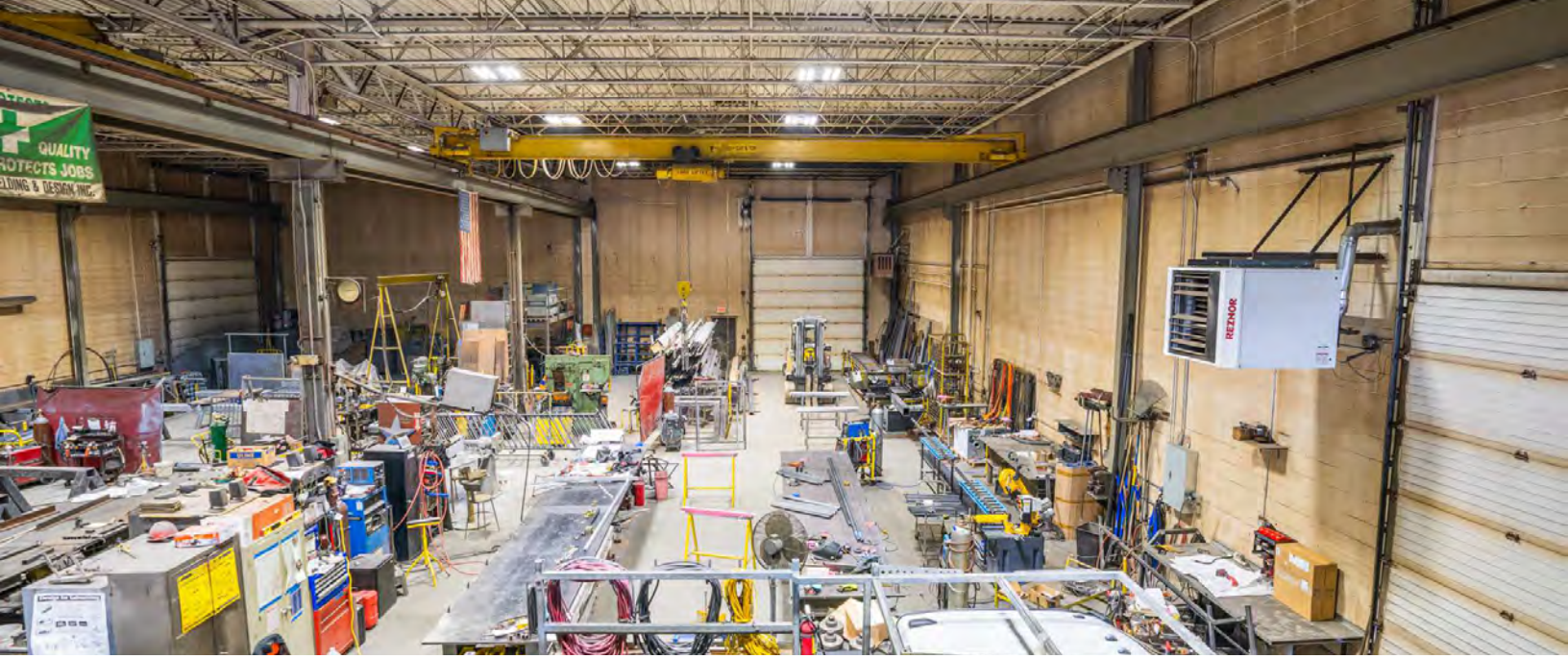
- 1 Mile to I-93
- 5 Minutes to the I-93 and I-95 Interchange
- 10 Miles to Route 1
- 10 Miles to Boston

PROPERTY SPECIFICATIONS

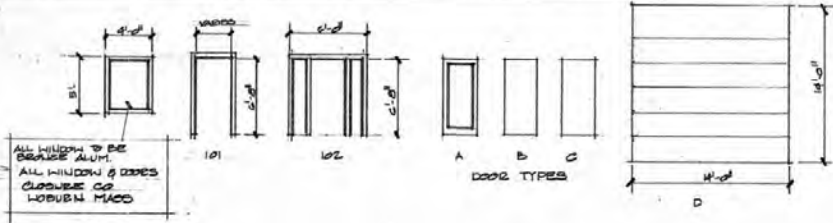
Building Size:	11,161 +/- SF
Available SF:	11,161 +/- SF
Lot Size:	2.29 Acres
Clear Height:	23'
Drive-In Doors:	Four (4) 14' x 14'
Cranes:	2 5-Ton
Parking:	20 Spaces
Power:	600a/ 3p
Sprinklers:	Wet
Sale Price:	\$4,400,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	38,304	133,617	656,170
Total Population	97,117	334,664	1,653,102
Average HH Income	\$180,200	\$178,847	\$157,176



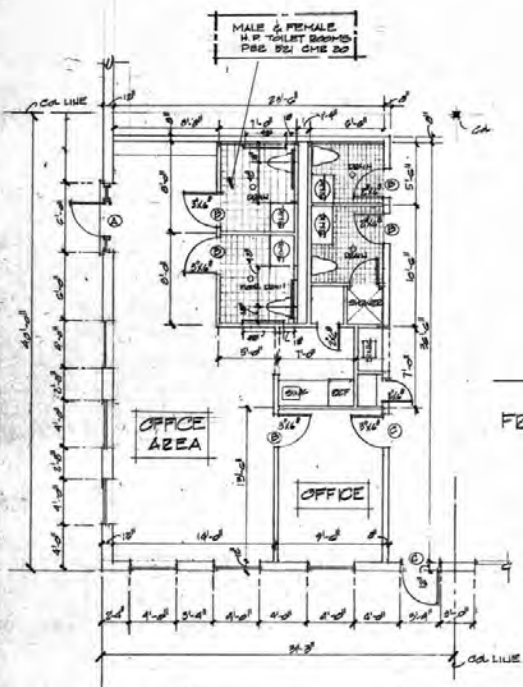


SITE PLANS



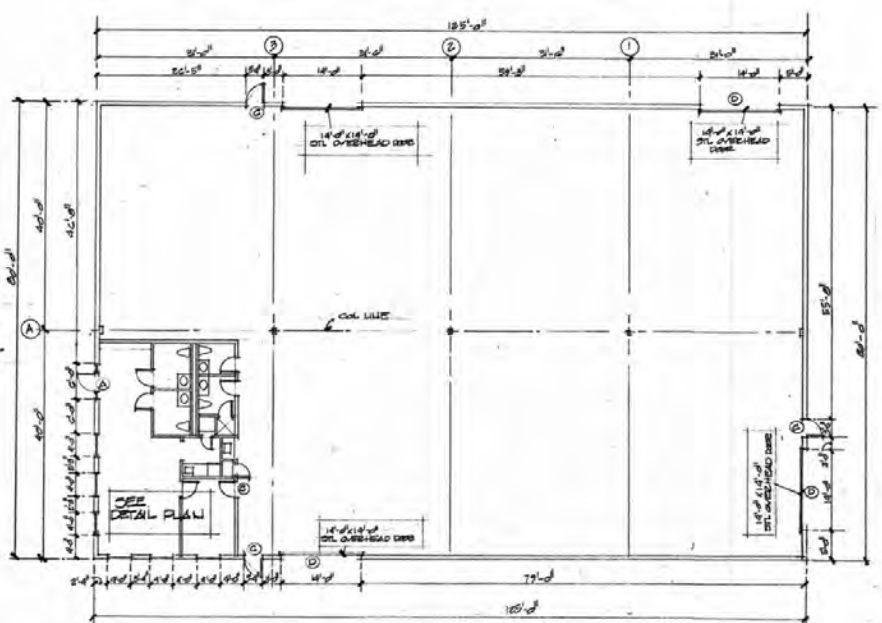
DOOR SCHEDULE

TOTAL	DOORS			FRAME	
	TYPE	MAT	SIZE	TYPE	MAT
2	A	MET	3' X 6'	101	MET
2	B	WOOD	3' X 6'	101	MET
2	C	MET	3' X 6'	101	MET
4	D	MET	14' X 14'	102	MET
1	A	MET	3' X 6'	102	MET



FLOOR PLAN
SCALE — $\frac{1}{4}'' = 1'-0''$

→
FRONT



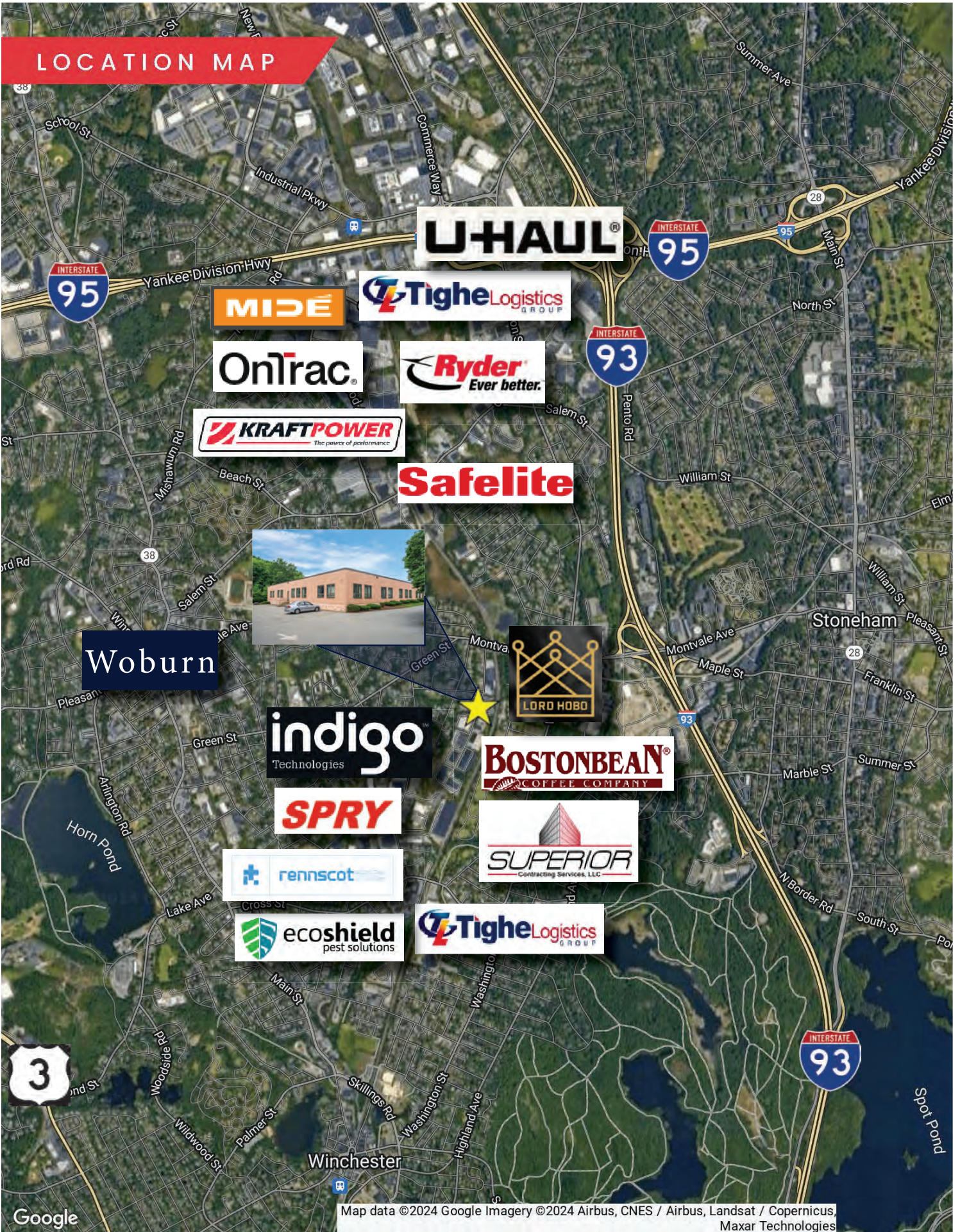
FLOOR PLAN
SCALE — $\frac{1}{8}'' = 1'-0''$

1. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR.
2. DO NOT SCALE DRAWINGS.

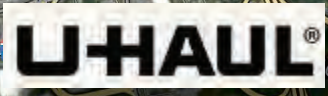
G. I. BRUNO ASSOCIATES
ARCHITECTURAL DESIGNERS
28 BERKELEY ROAD
N. ANDOVER, MA 01861

9-20-77
1-78
10-78

LOCATION MAP



Woburn



6 DRAPER ST

WOBURN, MA

FOR SALE | 11,161 +/- SF ON 2.29 ACRES

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