



**ONE JEWEL DRIVE
WILMINGTON, MA**



FLEX / INDUSTRIAL / LIGHT LAB SPACE FOR LEASE

9,900 - 37,774 SF AVAILABLE



ONE JEWEL DRIVE WILMINGTON, MA



9,900 - 37,774 SF

AVAILABLE



192,868 SF

TOTAL BUILDING SIZE



FLEX / INDUSTRIAL / LIGHT LAB

PROPERTY TYPE



12.36 ACRES

LAND



4.19/1,000 SF

PARKING

BUILDING SPECIFICATIONS

POWER: Ample 480V, 3-phase with ability to expand (Reading Municipal)

CEILING HEIGHT: 12' - 27'

LOADING: Three (3) direct drive-in docks to available space

ZONING: General Industrial

AVAILABLE SPACE

FLOOR 1: 9,900 SF *

FLOOR 2: 10,672 SF *

FLOOR 2: 17,202 SF

** Can be combined and stacked for a contiguous 20,572 SF*



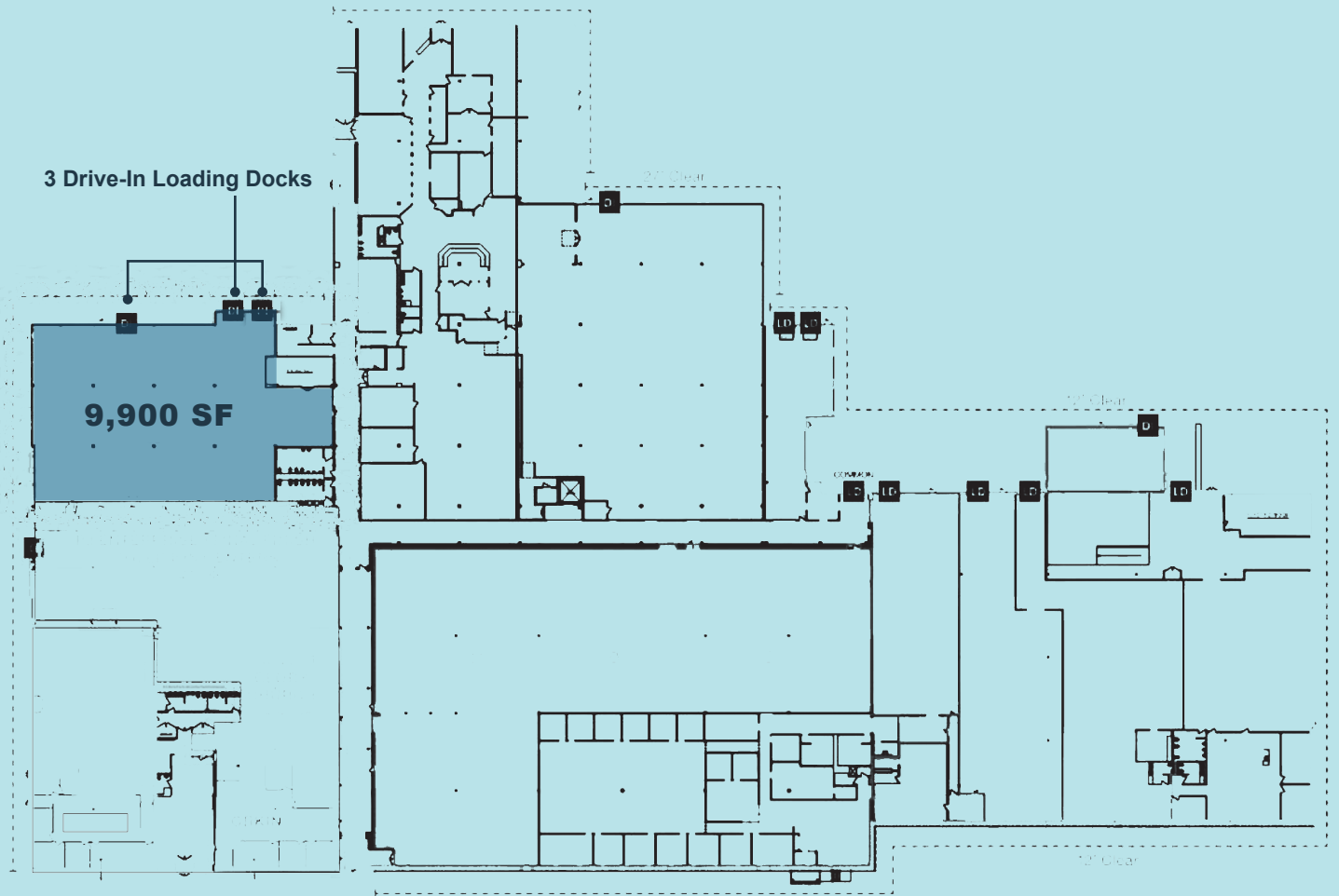


AVAILABLE SPACE

9,900 SF

- 9,900 - 20,572 SF stacked contiguous
- 3 drive-in loading docks
- 13'6" clear height

FLOOR 1



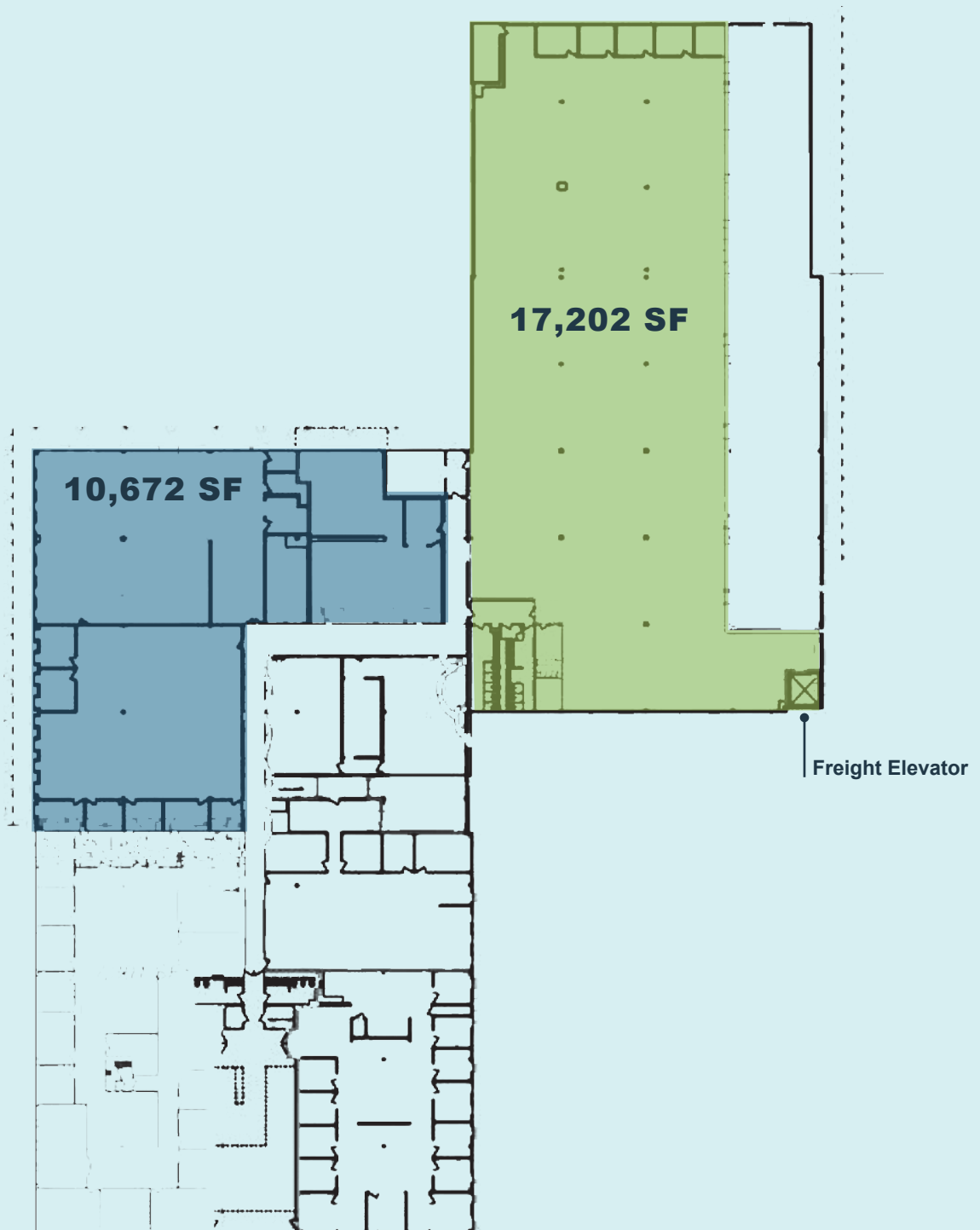
FLOOR 2

10,672 SF

- 10,672 - 20,572 SF stacked contiguous
- 12' clear height

17,202 SF

- 12'6" clear height
- Direct freight elevator access





ONE JEWEL DRIVE WILMINGTON, MA

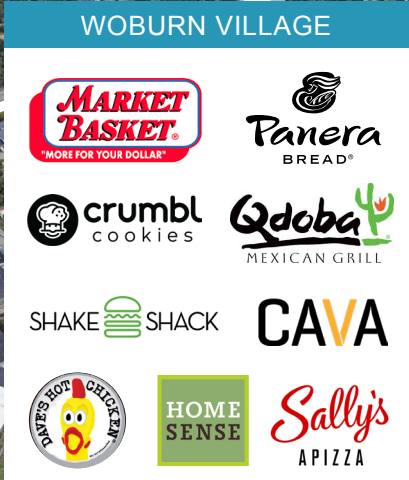


Wilmington, Massachusetts, boasts a robust industrial market, making it a significant hub for various businesses and manufacturing activities.



The town's strategic location near major highways such as I-93 and I-95 provides easy access to Boston and other key markets in the region.





CLOSE PROXIMITY TO I-95



CLOSE PROXIMITY TO I-93



CLOSE PROXIMITY ANDERSON/WOBURN STATION



25 MINUTE DRIVE TO DOWNTOWN BOSTON



28 MINUTE DRIVE TO BOSTON LOGAN INTERNATIONAL AIRPORT



ONE JEWEL DRIVE WILMINGTON, MA

CONTACT US TO ARRANGE A TOUR

PAT GRADY

781.820.9881

pgrady@hunnemanre.com

JIM BOUDROT

617.957.1407

jboudrot@hunnemanre.com

STEVE JAMES

617.775.9720

sjames@hunnemanre.com

HENRY BIRMINGHAM

508.903.7627

hbirmingham@hunnemanre.com



303 Congress Street, Boston, MA 02210 | 617.457.3400 | www.hunnemanre.com

@2024 Hunneman. All rights reserved. All information has been obtained from sources believed reliable but no warranty or representation is verified for accuracy or completeness. Caution and independent investigation of property and information should be verified. Reliance on this information is at your own risk.