

BOSTON
19 MILES | 30 MINS



4 MILES
10 MINUTES



4 MILES
10 MINUTES

WOBURN
3 MILES | 7 MINS



12 MILES
20 MINUTES



2.7 MILES
8 MINUTES

DUNKIN'



Wilmington Plaza

PODS
Moving & Storage

62

38



MBTA Commuter Rail
Wilmington Station

SACCO'S
SPECIALIZED
MOVING

CHEP
A Brambles Company

BANK OF AMERICA

62

1 BURLINGTON AVENUE

WILMINGTON, MA

FOR LEASE | 57,200 SF CLASS A 18' CLEAR DISTRIBUTION SPACE

- 4 Tailboard and 2 Drive in Doors
- Located at the intersection of Routes 38, 129, and 62
- Adjacent to Wilmington MBTA Station
- 1 Acre Exclusive Paved Area
- Subdividable to 30,000 SF

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

57,200 SF of Class A 18' Clear Distribution Space for Lease

PROPERTY HIGHLIGHTS

- Subdividable to 30,000 SF
- Located at the intersection of Routes 38, 129, and 62
- Adjacent to MBTA commuter rail
- 1 acre exclusive paved area
- Situated on a 29 AC lot
- Availability: 7/1/2026
- 4 tailboard and 2 drive in doors

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,619	58,560	249,612
Total Population	50,746	156,413	660,540
Average HH Income	\$189,005	\$173,246	\$169,723

PROPERTY SPECIFICATIONS

Building Size:	454,000 SF
Available SF:	57,200 SF Subdividable to 30,000 SF
Land Area:	28.98 AC
Zoning:	Industrial
Clear Height:	18' Clear
Tailboard:	Four (4) Tailboards
Drive-In Doors:	Two (2) Drive in Doors
Columns:	30' X 30'
Electric:	400 Amps; 3 Phase
Construction:	Block and Steel
Heating:	Gas-fired
Life Safety:	Wet System
Parking:	1 Acre Exclusive Paved Area
Lease Rate:	Market



BALLARDVALE

125

TEWKSBURY

HIGHWAY PROXIMITY

- INTERSTATE 93** 2.7 MILES
8 MINUTES
- 128** 4 MILES
10 MINUTES
- INTERSTATE 495** 12 MILES
20 MINUTES

BOSTON
19 MILES | 30 MINS

WOBURN
3 MILES | 7 MINS

TJ-maxx **MARKET BASKET**

Anton's CLEANERS **ACE Hardware** **CVS pharmacy**

Santander

LOWELL FIVE BANK **STARBUCKS™**
Bank outside the box.

Citizens Bank® **M&T Bank** **Advance Auto Parts**

62

INTERSTATE 93

38

62 38

★ T

Wilmington

1 BURLINGTON AVE
WILMINGTON, MA

28

PODS Moving & Storage **UNITED STATES POSTAL SERVICE®**

Gentle GIANT **WILMINGTON BUILDERS SUPPLY CO.** **CHEP**
A Brambles Company

Eastern Bank **SACCO'S SPECIALIZED MOVING** **DUNKIN'**
JOIN US FOR GOOD

OMNI GYM **MBTA Commuter Rail Stop & Parking** **THE UPS STORE**

BANK OF AMERICA **HOMANS ASSOCIATES**
a waltaco company

READING

INTERSTATE 93

28

128

BURLINGTON

WOBURN

STONEHAM

1 BURLINGTON AVENUE

WILMINGTON, MA

FOR LEASE | 57,200 SF CLASS A 18' CLEAR DISTRIBUTION SPACE

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

CHLOE STUBBLEBINE

781.879.2543

chloe@stubblebinecompany.com

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

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