



1 PRESIDENTIAL WAY STE 104

WOBURN, MA

FOR SALE OR LEASE | 4,500 ~ SF 2 STORY FLEX/LAB CONDO

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,500~ SF of Flex/Lab Space for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	25,615	69,327	390,270
Total Population	67,357	181,553	1,015,509
Average HH Income	\$180,549	\$177,643	\$166,840

LOCATION HIGHLIGHTS

- 1.3 miles from I-93
- 2.5 miles from I-95
- 13 miles north of Boston

PROPERTY

Available SF:	4,500~ SF
Sprinklers:	Wet
Docks:	1
Power:	200a
Lab Equipment:	(1) BuiGard Hood – model # 3600-112 – Class 2 Hood (2) Fisher Scientific Isotemp Incubators (1) Labconco Lyophilizer with heavy duty vacuum; 400 self sealing (2) Revco Freezer – Minus 80 (1) Sanyo minus 150 freezer – model #MDF-C21156VANC
Sale Price:	Market
Lease Rate:	Market







Woburn Village

BOSTON

128



.4 Miles to 1 Presidential Way



MBTA Commuter Rail

HomeGoods | SHAKE SHACK | HOMESENSE | Panera BREADSM
 FLOYD'S | DSW | MARKET BASKET | CAFE NERO

preferred meals | LASERSHIP

ANIXTER | ESSENDANT

U-HAUL

ABC Supply Co. Inc.

Tight

Kayem Foods INCORPORATED

LOWE'S

Red Roof

H Holiday Inn Express

FERGUSON

GRAINGER

CONTINUUS

MOTION INDUSTRIES

HILTI

Medtronic

solid energy

SHOES.COM

Kamco

TECOMET

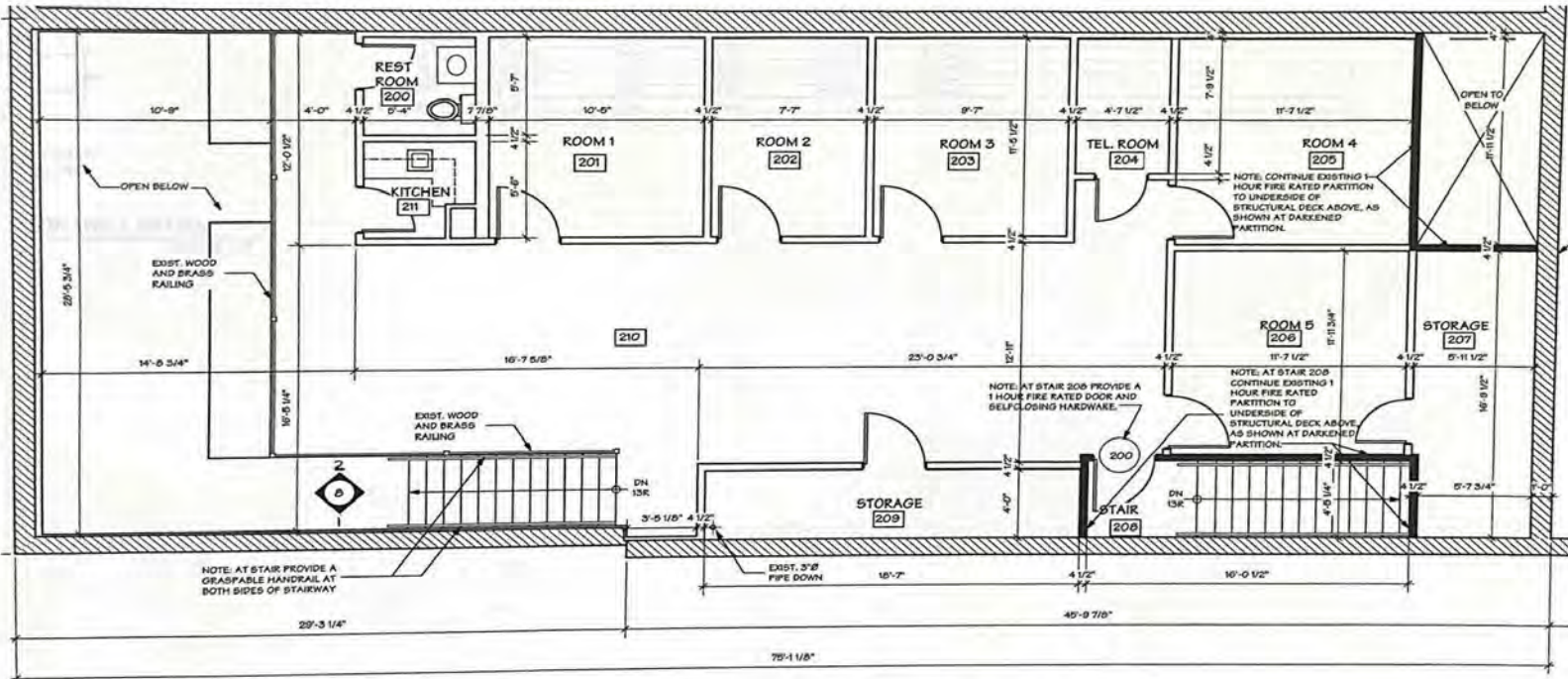
biotechne

UNITED REFRIGERATION INC.

Starbucks | Marshalls

PET SMART

Anderson RTC
 Logan Express
 AMTRAK



FLOOR TWO

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