

**20 TORRICE DRIVE  
WOBURN, MA**

**4,800 SF STANDALONE FLEX  
BUILDING ON 0.46 ACRES  
AVAILABLE FOR LEASE**



**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

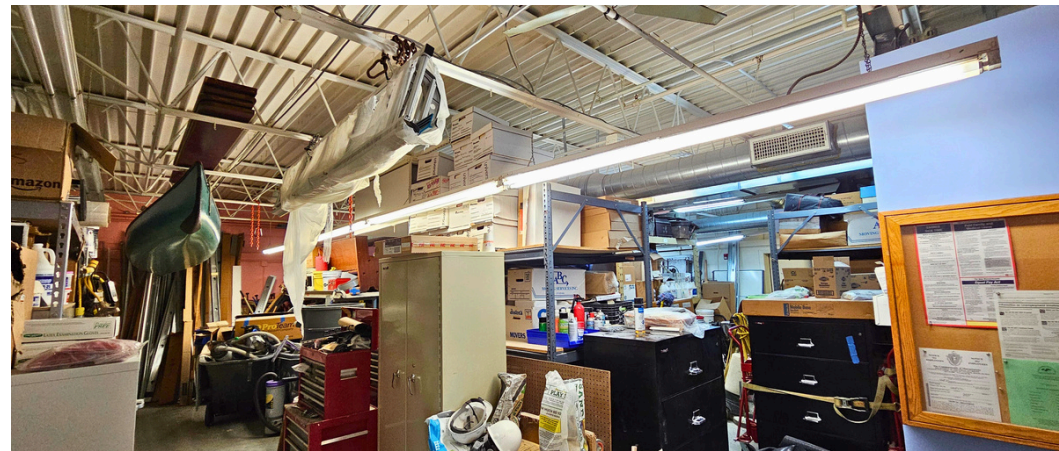
FOR MORE INFORMATION PLEASE CONTACT:

MIKE OGASAPIAN, SIOR  
MIKEO@RWHOLMES.COM  
(781) 439-5945

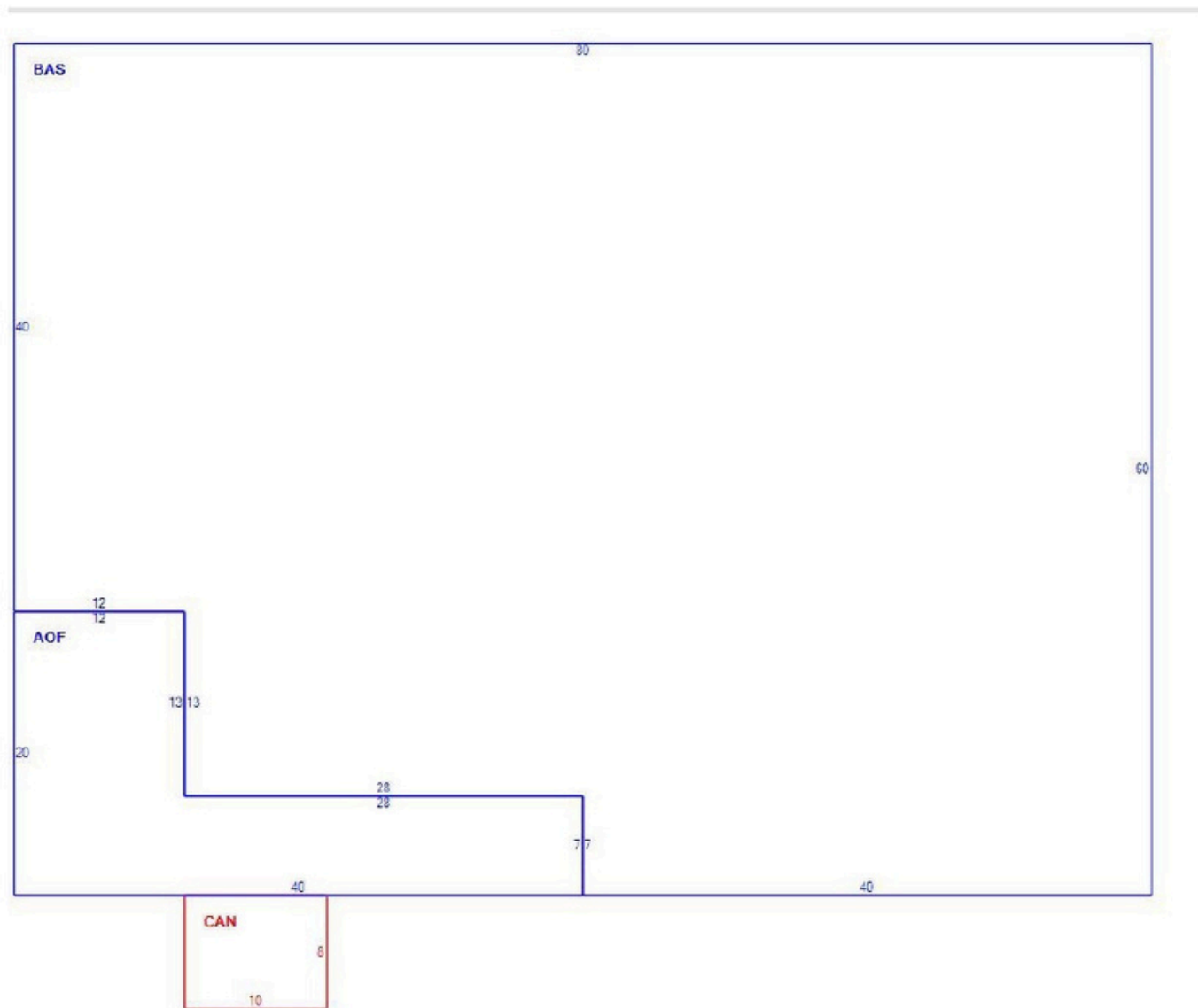


## PROPERTY OVERVIEW

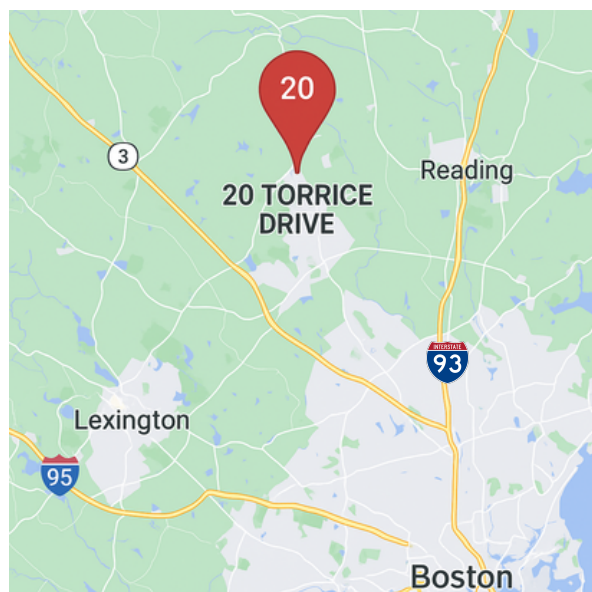
<b>Availability</b>	4,800 SF on .46 AC - Entire standalone building
<b>Rental Rate</b>	\$25.00/SF on a gross lease basis (Tenant pays sub metered utilities)
<b>Clear Height</b>	9' 10" to the joist
<b>Loading</b>	Two (2) roll-up doors on grade
<b>Year Built</b>	1979
<b>Construction</b>	CMU block, on slab
<b>Power</b>	One (1) 600 AMP Switch. 3 phase.
<b>HVAC</b>	Oil heat in the entire building. AC via split unit in office area only.
<b>Life Safety</b>	Sprinkler via wet system, fire alarm with annunciator, and burglary alarm.
<b>Water</b>	City of Woburn
<b>Sewer</b>	Septic System
<b>Parking</b>	+/- 25 Spots (estimated)



## FLOOR PLAN





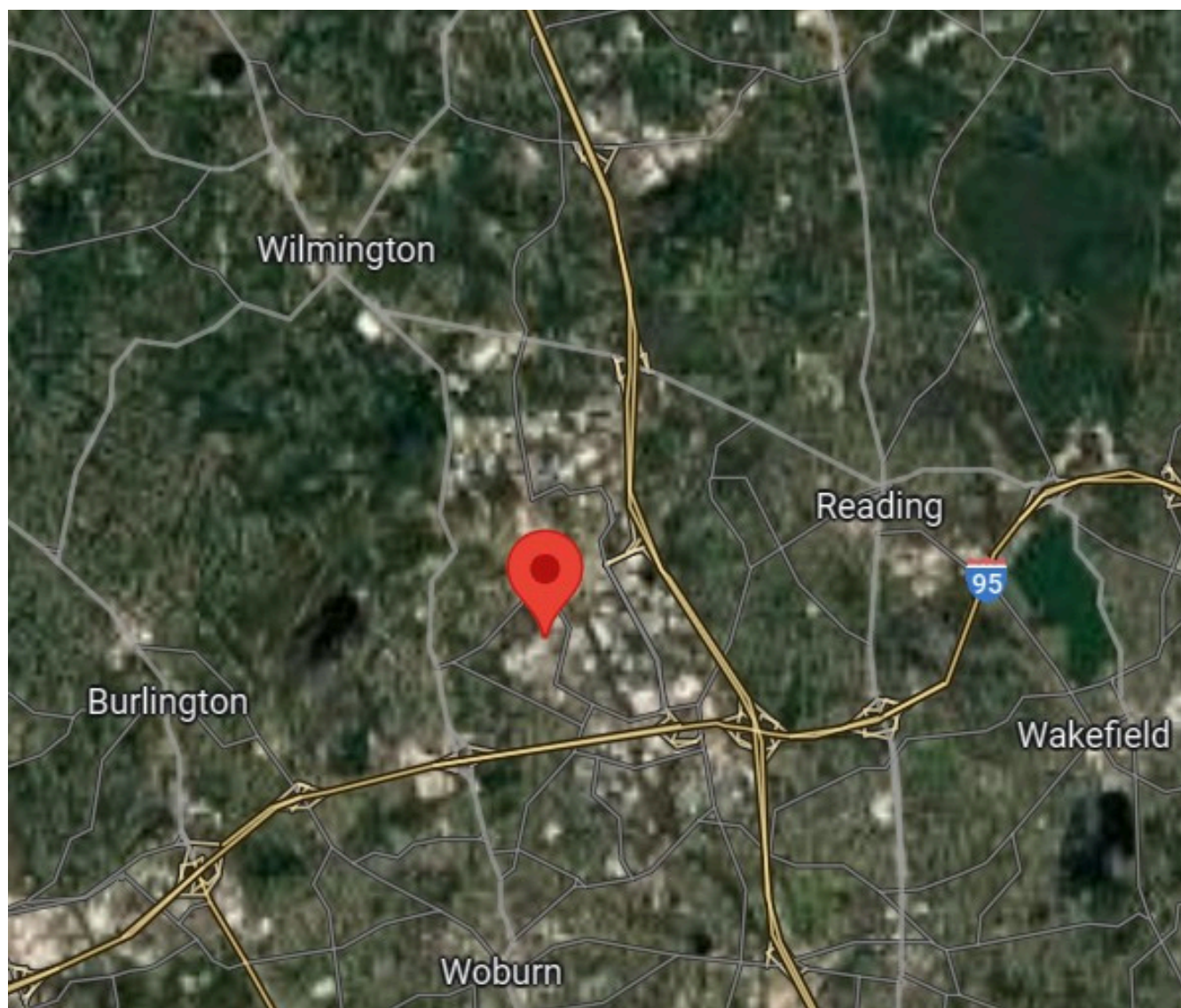


**ACCESS FROM 20 TORRICE DRIVE,  
WOBURN, MA**

**3** 1.5 MILES

**95** 2 MILES

**93** 2 MILES



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R.W. HOLMES COMMERCIAL REAL ESTATE 321 COMMONWEALTH ROAD, SUITE 202, WAYLAND, MA 01778  
(508) 655-5626 | FAX (508) 651-3415 | INFO@RWHOLMES.COM | WWW.RWHOLMES.COM