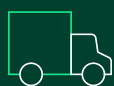
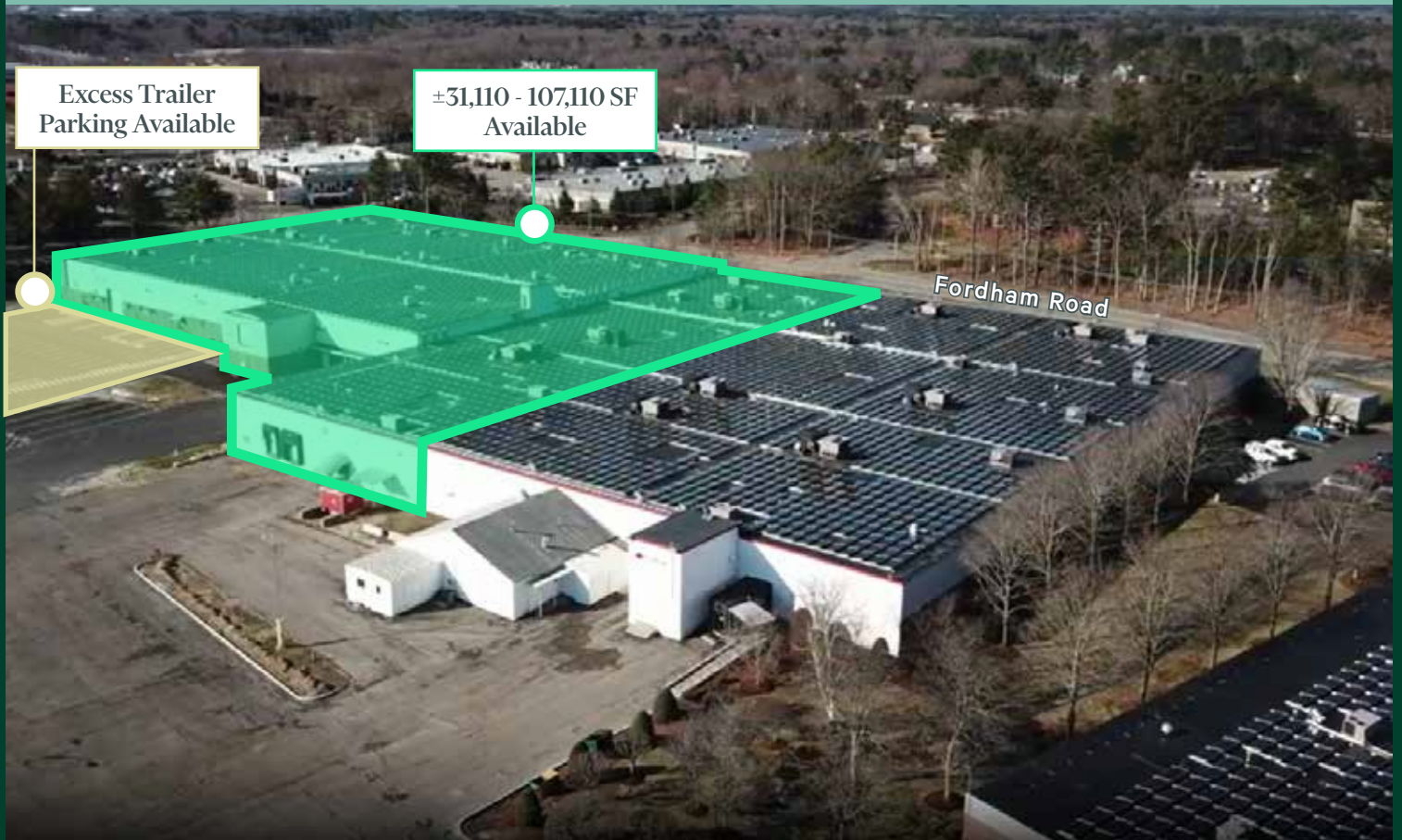


Industrial Warehouse Sublease Available

±31,110 - 107,110 SF

40 Fordham Road
Wilmington, Massachusetts

Term Through November 2032



Ability to Drive Into the Building



Flexible Term



Excess Trailer Parking Available

±31,110 - 107,110 SF Available

40 Fordham Road | Wilmington, Massachusetts



Building Specifications:

- + Building SF: ±188,086 SF
- + Available SF: ±31,110 - 107,110 SF
- + Sublease Term: Through November 2032
- + Land Size: 12.63 Acres
- + Year Built: 1972
- + Loading:
 - Six (6) Loading Docks
 - Five (5) Drive-In Doors
 - One (1) Van-Height Door
- + Sprinklers: Wet
- + Clear Height: 18'5" - 25'8"
- + Lighting: LED
- + Parking: ±3,00/1,000 SF
- + Power: 2,000 - 8,000 Amps, 480 V, 3-phase
- + Trailer Parking: Available if Needed
- + Utilities:
 - Electricity: Reading Municipal Light Department
 - Gas: National Grid
 - Water: Wilmington Water & Sewer Department

Floor Plan

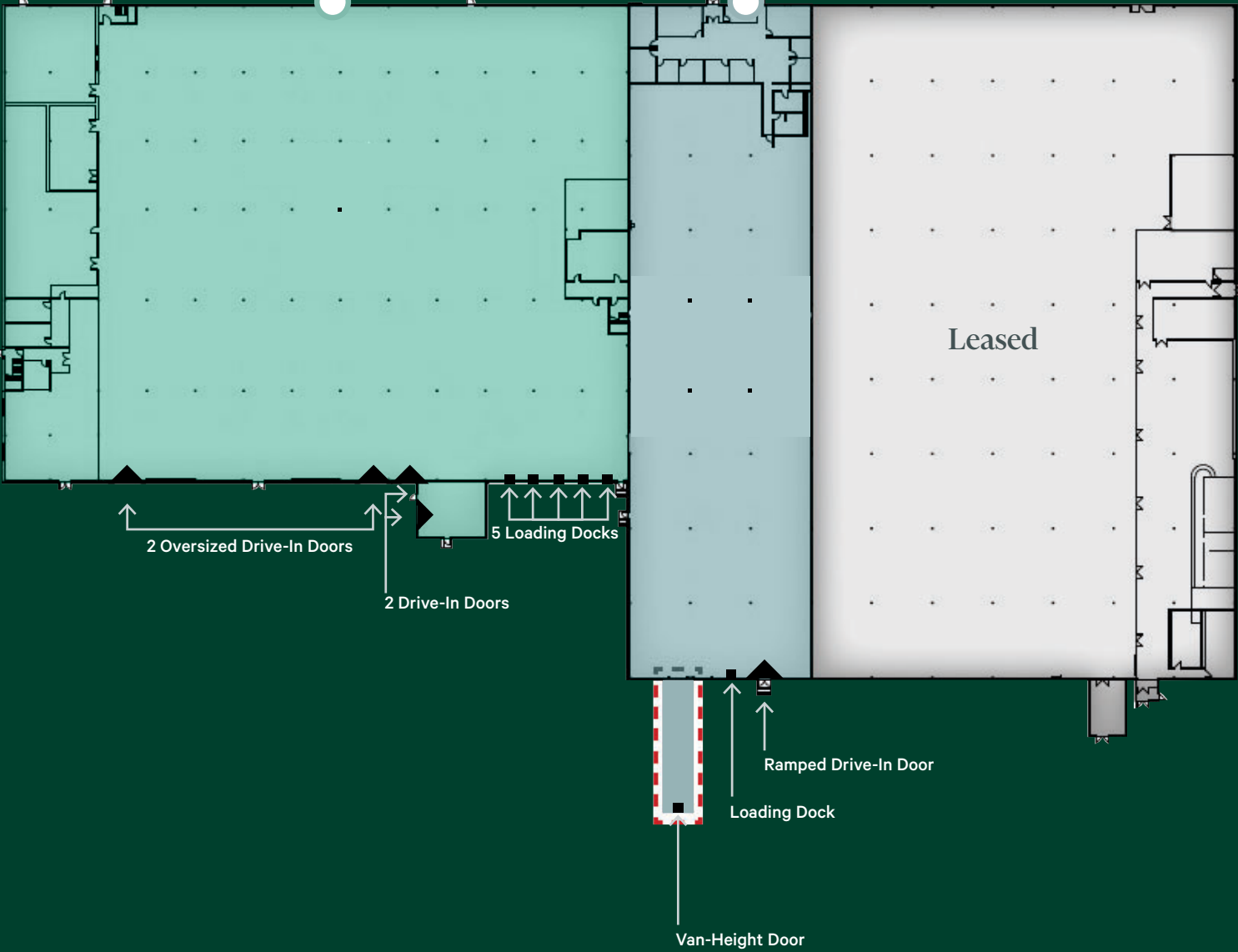
±31,110 - 107,110 SF Available

■ Loading Dock

▲ Drive-In Door

±76,000 SF
25'8" Clear Height
5 Loading Docks
4 Drive-In Doors

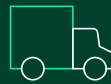
±31,110 SF
18'5" Clear Height
1 Loading Dock
1 Ramped Drive-In Door
1 Van-Height Door



Six (6) Loading Docks



Five (5) Drive-In Doors



Ability to Drive Into Building



Subdivisible

±31,110 - 107,110 SF Available
 40 Fordham Road | Wilmington, Massachusetts

For Sublease

Corporate Neighbors



Distances:

-  <1.00 Miles to I-93
-  4.63 Miles to I-95
-  10.80 Miles to I-495
-  11.60 Miles to Route 1
-  16.50 Miles to Boston

Contact Us

- | | | | |
|---|--|--|--|
| <p>Rob Byrne
 Executive Vice President
 +1 617 827 7486
 robert.byrne@cbre.com</p> | <p>Kendall Lynch
 Vice President
 +1 781 812 6435
 kendall.lynch@cbre.com</p> | <p>Christian Vallis
 Vice President
 +1 978 223 8582
 christian.vallis@cbre.com</p> | <p>Juliana Fiore
 Senior Associate
 +1 781 801 3423
 juliana.fiore@cbre.com</p> |
|---|--|--|--|

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.