



# 5 WALTHAM STREET

WILMINGTON, MA

**FOR LEASE | 78,900 SF WAREHOUSE/FLEX BUILDING**

- Subdividable
- Cross dock opportunity
- Significant paved outdoor storage area



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



PROPERTY SUMMARY



PROPERTY DESCRIPTION

78,900 SF Warehouse/Flex Space for Lease

PROPERTY HIGHLIGHTS

- Located just off Route 62, 1 Mile from I-93
- Large Paved Outside Storage Area

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	15,313	49,365	245,846
Total Population	42,554	132,655	639,661
Average HH Income	\$140,363	\$141,971	\$131,624

PROPERTY SPECIFICATIONS

Total Size:	82,000 SF
Available Space:	78,900 SF
Premises A:	35,700 SF: 26' clear, 7 Tailboard and 1 Drive-in Door
Premises B:	33,000 SF Subdivides to 18,000 SF, 13' Clear, 3 Tailboard, 2 Drive-ins
Premises C:	10,200 SF Second Floor Flex Space
Land Area:	5.8 AC
Zoning:	Industrial
Ceiling Height:	13'-26' Clear
Elevator:	One (1) Passenger
Electric:	2,000 AMP/208V, 3-PHASE, 4 Wire
Water/Sewer:	Municipal/Septic System
Lease Rate:	Market



## PREMISES A



### SPACE DESCRIPTION

35,700 SF High Bay Warehouse Space available for Lease

### SPACE HIGHLIGHTS

- 26' Clear
- 7 Tailboard Docks
- 1 Drive in Door

### PREMISE A SPECIFICATIONS

Available Size:	35,700 SF
Ceiling Height:	26' Clear
Sprinklers:	Wet System
Lighting:	New LED Lights
Column Spacing:	25' x 30'
Loading:	7 Tailboard Docks 1 Drive-In Door
Lease Rate:	Market



PREMISES B



SPACE DESCRIPTION

33,000 SF First Floor 13' Clear Flex/Industrial Space with Showroom.

SPACE HIGHLIGHTS

- 3 Loading Docks and 2 Drive-ins

PREMISE B SPECIFICATIONS

Available Size:	33,000 SF
Subdivision:	Space Subdivides to 18,000 SF
Loading:	3 Loading Docks and 2 Drive-In Doors



## PREMISES B





PREMISES C



PROPERTY DESCRIPTION  
10,200 +/- SF 2nd Floor Flex Space.

- PROPERTY HIGHLIGHTS
- 2nd floor Flex Space with elevator

PREMISES C SPECIFICATIONS	
Available Size:	10,200 SF

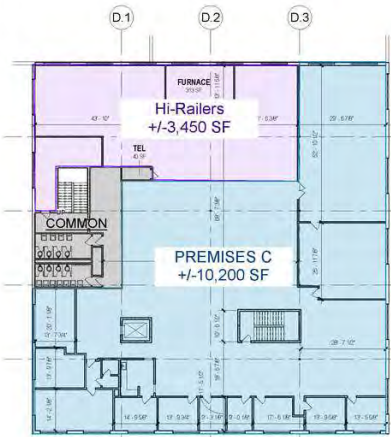
# SITE PLAN

## 5 WALTHAM STREET

### NOTES

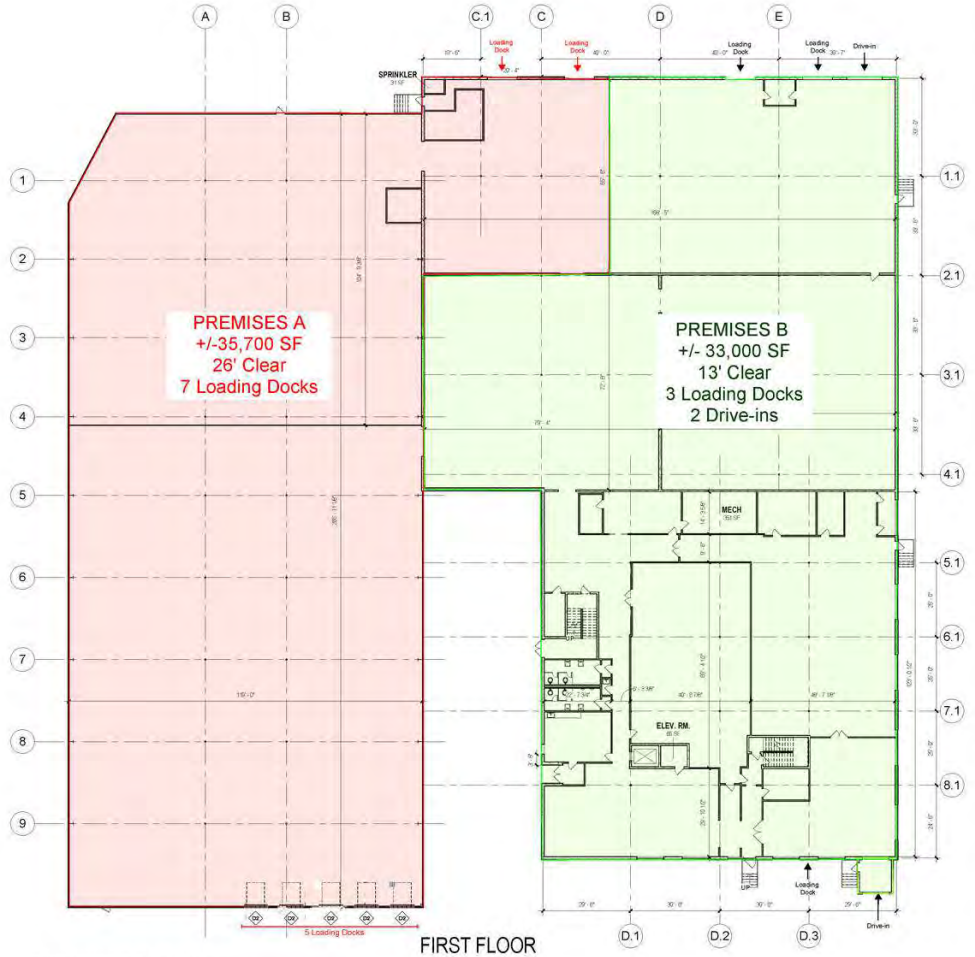
1. DIMENSIONS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ALL INFORMATION REQUIRED FOR LEASING CONTRACTS.
2. A CODE REVIEW HAS NOT BEEN PERFORMED TO CONFIRM COMPLIANCE WITH ANY CODE REQUIREMENTS.
3. THE WINDOW OPENINGS SHOWN ON THE FIRST FLOOR ARE CURRENTLY SEALED OVER.

- PREMISES A = +/- 35,700 SF
- PREMISES B = +/- 33,000 SF
- PREMISES C (2nd FL) = +/- 10,200 SF
- Hi-Railers +/- 3,450 SF



SECOND FLOOR

2. SECOND FLOOR EXISTING WITH DIMENSIONS  
1/8" = 1'-0"



FIRST FLOOR

1. FIRST FLOOR EXISTING WITH DIMENSIONS  
1/8" = 1'-0"

m  
arch

M  
B  
m  
www

E  
CO

5 WALT  
DE

EXISTING  
FLO

Project number  
Date  
Scale



## HIGHWAY PROXIMITY



**1 MILE**  
3 MINUTES



**5 MILES**  
8 MINUTES



**15 MILES**  
20 MINUTES



**1.2 MILES**  
4 MINUTES

## TEWKSBURY

### RETAIL AREA

**Target**  
**DUNKIN'**

**STARBUCKS**

**MARKET BASKET**

**Ninety 99 Nine**  
RESTAURANT & PUB

125

### INDUSTRIAL AREA

**AdvanSource**  
biomaterials

**UniFirst**

**LOCUS**  
ROBOTICS

**FritoLay**

**Industrial Motions**  
Engineering, Inc.

**L3HARRIS**

**charles river**

**Symbotic**

**APPLIED**  
Industrial Technologies

28

## NORTH READING

**5 WALTHAM ST  
WILMINGTON, MA**

## WILMINGTON

### INDUSTRIAL AREA

**covestro**

**amazonrobotics**

**S. G. TORRICE**  
YOUR HVAC PARTNER SINCE 1958

**INDUSTRIAL PROTECTION**  
**IPP**  
PRODUCTS, INC.

**Marshalls**  
DISTRIBUTION CENTER

**mks**

**GraybaR**

## READING

28

93

95

## BURLINGTON

## WAKEFIELD

**THE**  
**STUBBLEBINE**  
**COMPANY**  
CORPAC INTERNATIONAL



# 5 WALTHAM STREET WILMINGTON, MA

FOR LEASE | 78,900 SF CLASS A WAREHOUSE/FLEX SPACE AVAILABLE

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