



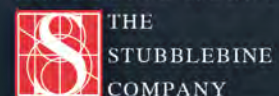
76 HOLTON ST

WOBURN, MA

27,225 SF CLASS A HIGH-BAY DISTRIBUTION SPACE FOR SUBLEASE

- 28' Clear
- 7 Tailboard
- 3.89 Paved Acres
- 100% Air Conditioned

EXCLUSIVE AGENT



CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

27,225 SF Class A High-Bay Distribution Space on 3.89 AC for SUBLEASE

PROPERTY HIGHLIGHTS

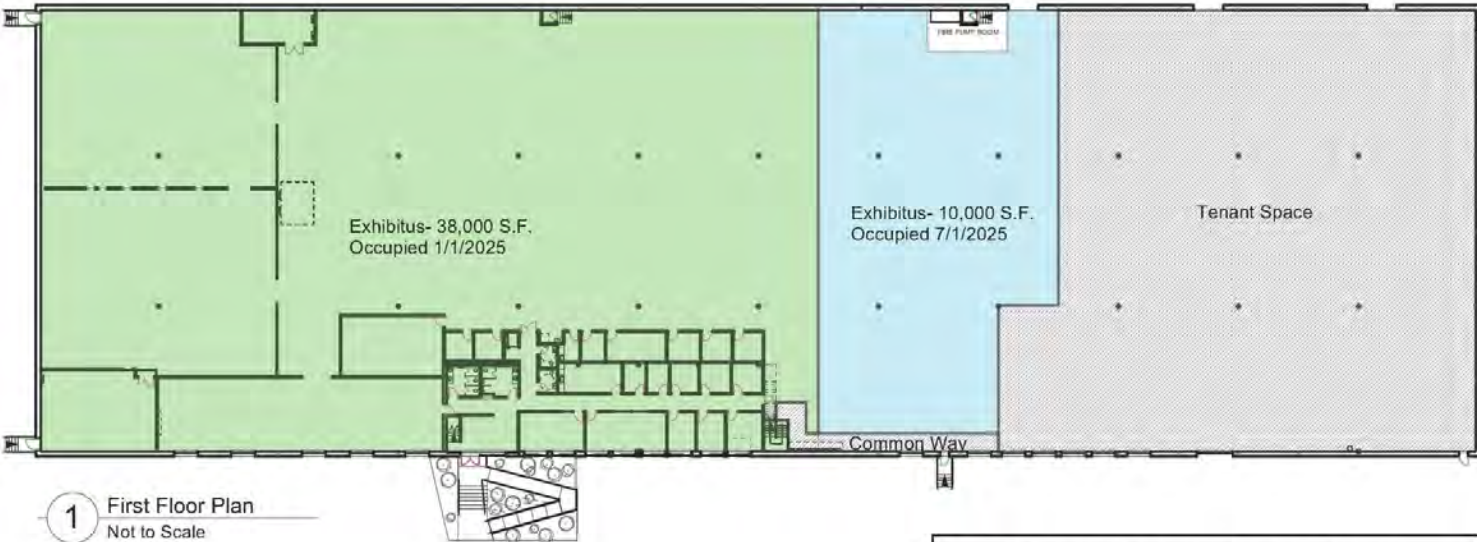
- 28' Clear
- 7 Tailboard and 1 Drive In Door
- 3.89 Paved Acres
- 100% Air Conditioned

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	36,273	143,378	618,878
Total Population	92,147	359,065	1,557,786
Average HH Income	\$184,500	\$182,072	\$160,513

PROPERTY SPECIFICATIONS

Total Building Size:	76,000 SF
Available Space:	27,225 SF
Configuration:	3,160 SF Office 24,065 Industrial
Tailboard Docks:	7
Drive Ins:	1
Levelers:	7 ext.
Construction:	Steel
Clear Height:	28'
Sprinklers:	Wet
Power:	1,600a/277 - 480v 3p 4w Heavy
Parking:	20 Spaces
Heating:	Gas
HVAC:	The entire space is air-conditioned
Columns:	48'w x 39'd
Lot Size:	3.89 AC
Sublease Term:	Through 12/31/2027





SQUARE FOOTAGE BREAKDOWN			
Exhibitus	38,000 SF	Occupied	1/1/2025
Exhibitus	10,000 SF	Occupied	7/1/2025

Exhibitus 76 Holton Street Woburn, MA



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INTERSTATE
93

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76 HOLTON ST

WOBURN, MA

27,225 SF DISTRIBUTION SPACE AVAILABLE FOR SUBLEASE

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

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EXCLUSIVE AGENT



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