



80 HOLTON STREET

WOBURN, MA

51,920 SF | INDUSTRIAL BUILDING FOR LEASE

- 15'-21' Clear Height
- Located close to I-93 /128 Interchange
- Ten (10) tailboard loading docks
- Established Industrial park

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

51,920 SF INDUSTRIAL BUILDING FOR LEASE

PROPERTY HIGHLIGHTS

- 15'-21' Clear Height
- Located close to I-93 /128 Interchange
- Ten (10) tailboard loading docks
- Established Industrial park

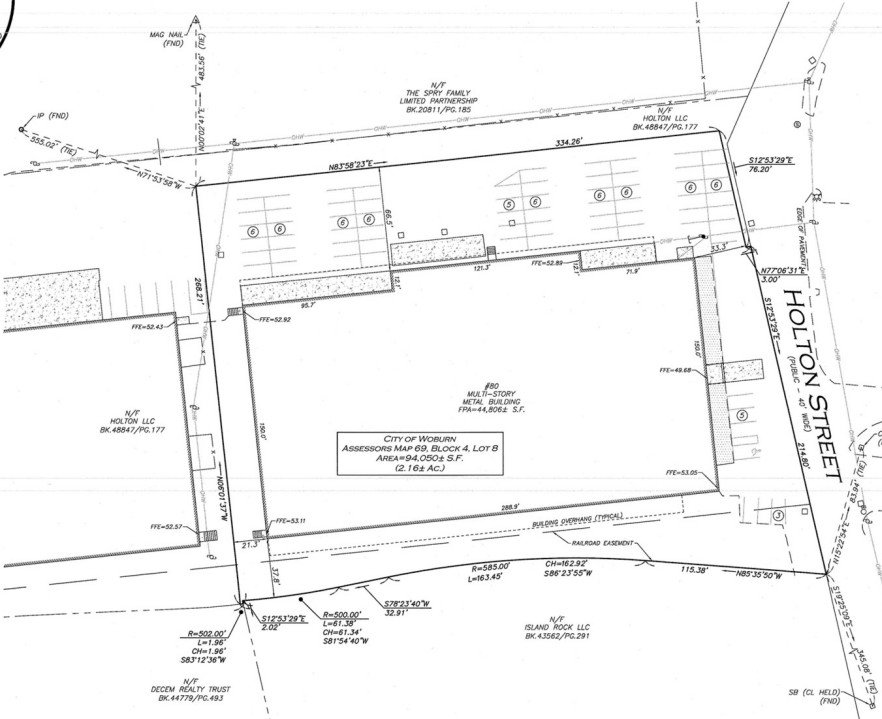
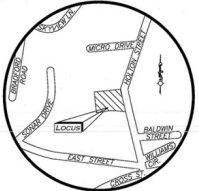
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	35,959	140,161	618,188
Total Population	91,780	348,665	1,528,174
Average HH Income	\$179,420	\$169,825	\$160,801

PROPERTY SPECIFICATIONS

Building Size:	51,920 SF
Available Space:	51,920 SF
Lot Size:	2.16 Acres
Clear Height:	15'-21'
Loading Docks:	Ten (10) tailboard Two (2) drive-in
Year Built:	1984
Zoning:	IG
Column Spacing:	23' x 50'
Heat:	Radiant heat/gas firemodine heaters
Utilities:	City water/natural gas
Parking:	40 spaces
Power:	800A/120- 240V/Heavy
Sprinklers:	Wet system
Lease Rate:	Market



SITE PLAN



LEGEND	
BOUND	□
IRON PIPE (IP)	○
MAG. NAIL (MAG. NAIL)	⊙
SEWER MANHOLE (SMH)	⊕
CATCH BASIN (CB)	⊖
UTILITY POLE	⊙
UTILITY POLE W/ RISER	⊕
UTILITY POLE W/ LIGHT	⊖
GUY WIRE	—
FIRE HYDRANT	⊕
GAS DATE	⊖
HANDICAPPED PARKING SPACE	♿
PARKING SPACE COUNT	⊙
CONCRETE	▨
LANDSCAPED AREA	▨
BUILDING OVERHANG	▨
PROPERTY LINE	—
ABUTTERS LINE	—
EASEMENT LINE	—
EDGE OF PAVEMENT	—
CURB	—
CHAIN LINK FENCE	—
OVERHEAD WIRES	—
FOOTPRINT AREA	FFA
FINISHED FLOOR ELEVATION	FFE
BITUMINOUS	BIT
CONC.	CONC.
GRANITE	GRAN.
LANDSCAPE AREA	LSA
CONC. BOUND W/DISC	CO/DISC
ESCUTCHEON PIN IN LEAD PLOG	EPLP
CENTERLINE	CL
FOUND	FND
NOV OR FORMERLY	N/V
BK.	BK.
PAGE	PG.

ZONING TABLE - GENERAL (I-G)	
ITEM	EXISTING
LOT AREA (MIN)	10,000 S.F.
LOT FRONTAGE (MIN)	100'
FRONT YARD SETBACK (MIN)	20'
SIDE YARD SETBACK (MIN)	20'
REAR YARD SETBACK (MIN)	20'
BUILDING HEIGHT (MAX)	35'
BUILDING HEIGHT (MAX)	3 STORES

PARKING SUMMARY	
STANDARD STALLS	66
HANDICAPPED STALLS	1
TOTAL STALLS	67

LOCUS REFERENCES
 - CITY OF WOBURN ASSESSORS MAP 68, BLOCK 4, LOT 8
 - DEED BOOK 33412, PAGE 277
 - LOT A FROM PLAN 226 OF 1974

PLAN REFERENCES
 - PLAN 226 OF 1974
 - PLAN 323 OF 1967
 - PLAN 36 OF 1969
 - PLAN 372 OF 2003
 - PLAN 814 OF 1969
 - PLAN 965 OF 1966

NOTES
 1. NORTH ARROW IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
 2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.

GRAPHIC SCALE
 1" = 30' (IN FEET)
 1 inch = 30 ft.

TO: BANK OF AMERICA, N.A., FIRST AMERICAN TITLE INSURANCE COMPANY, 80 HOLTON STREET LLC AND NO OTHERS.

WE HEREBY CERTIFY THAT:
 THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JULY 31, 2015 AND AUGUST 4, 2015.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DATED JANUARY 1, 1978 AND REVISED JANUARY 12, 1988. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OWNING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF WOBURN ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Professional Land Surveyor for Allen & Major Associates, Inc.
 KEVIN KERRAN
 No. 17125
 State of Massachusetts

THE CONNECTICUT WAREHOUSE
 137 NORTH BRANFORD ROAD
 BRANFORD, CT 06405

PROJECT:
 80 HOLTON STREET
 WOBURN, MA

PROJECT NO: 2155-01 DATE: 08/05/15
 SCALE: 1" = 30' DWG. NAME: S2155-01-PL01
 DRAFTED BY: COB CHECKED BY: KJK

ALLEN & MAJOR ASSOCIATES, INC.
 civil & structural engineering • land surveying
 environmental consulting • landscape architecture
 100 COMMERCIAL WAY
 WOBURN, MA 01898-6118
 TEL: (978) 952-8999
 FAX: (978) 952-8995
 WOBURN, MA • DANVERS, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CERTIFICATES REPRESENTING THE CONSULTING ENGINEER OR ARCHITECT'S PROFESSIONAL SEAL OR SIGNATURE SHALL BE PROVIDED ON MAGNETIC MEDIA FOR RECORD INFORMATION AND FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE DELETED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INFORMATION FROM THE ELECTRONIC MEDIUM OF THIS DRAWING. MEDIA, PRINTED REPRODUCTIONS OF THIS DRAWING AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: SHEET NO.
 PLAN OF LAND 1

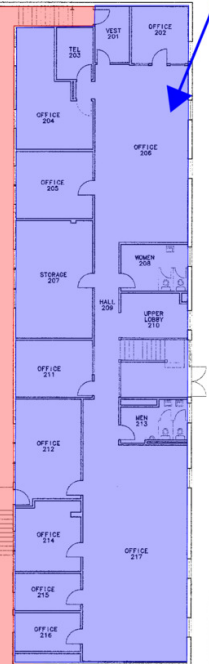
Copyright © 2015 Allen & Major Associates, Inc.

FLOOR PLAN

51,920 SF TOTAL AVAILABLE

9,400 SF Office
- 4,700 SF First Floor
- 4,700 SF Second Floor

42,520 SF Warehouse Space



ALIER ARCHITECTS, P.A.
178 HAZEL HILL RD., WESTPORT, MA 01890
541.553.5141
www.alierarchitects.com

PROPOSED IMPROVEMENTS FOR:
JACK YOUNG CO.
80 HOLTON STREET, WOBURN, MA 01801

SECOND FLOOR PLAN
@ 1/8" = 1'-0"

DATE: MAR. 8, 2018
FILE: 181121/REP/PTS/
W001-2

A2
SHEET 2 OF 2

HIGHWAY PROXIMITY



1.5 MILES



7.2 MILES



2.4 MILES



2 MILES

BOSTON, MA
11 MILES | 19 MINS
WORCESTER, MA
52 Miles | 1 Hour

**80 HOLTON ST.
WOBURN, MA**

BOSTON

80 HOLTON STREET

WOBURN, MA

51,920 SF | INDUSTRIAL BUILDING FOR LEASE

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL