



Commercial Space For Sublease
16 Jonspin Rd
Wilmington, MA

Nordlund Associates is pleased to present 16 Jonspin Road, Wilmington, for lease. 16 Jonspin offers a unique opportunity to lease a high-quality flex/lab building in one of Boston's most dynamic suburban markets. The property is a 67,040 SF specialty flex building situated on 5.2 acres, located in a high-tech business park off I-93 and Route 125 in Wilmington, and is subdividable to suit tenants of varying sizes. Building is available October 1, 2027.

The building features heavy power and three state-of-the-art clean rooms, along with extensive improvements providing first-class electronics lab and R&D space suitable for advanced technology and manufacturing users.

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Location Description

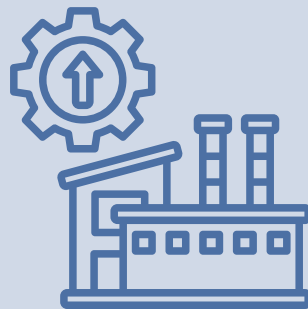
Located directly off I-93 and Route 125 within Wilmington's established high-tech and industrial corridor, 16 Jonspin Road offers excellent regional access to Boston, Route 128 (I-95), and Southern New Hampshire. The property is positioned within a well-established business park, providing connectivity to major transportation routes, a strong labor pool, and a network of corporate and industrial users throughout the Route 128 North market.



Property Highlights



**Direct Access to
I-93 & Rt. 125**



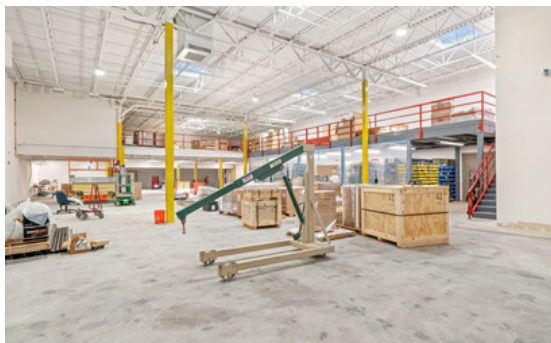
**+/- 67,040 SF
Specialty Flex / R&D Facility**



**3 State-Of-The-Art
Clean Rooms**

Specifications

Total Building:	Approx. +/- 67,040 SF
Mezzanine:	+/- 1,800 SF
Lot Size:	5.2 Acres
Loading Docks:	Four (4) Loading Docks One (1) Drive-in Door
Ceiling Height:	20' Clear
Zoning:	GI (General Industrial)
Parking:	3.0/1,000
Clean Room:	Class 8: 5,016 SF. HVAC – 15 Tons. Class 7: 666 SF. HVAC – 20 Tons. Class 6: 2,400 SF. HVAC – 40 Tons.



Utilities

HVAC:	100% HVAC Throughout
Power:	2,700 Amps / 480 Volts
Water/Sewer:	Municipal/ Private Septic

Net Expenses

Operating Expenses:	\$2.45/ SF
RE Taxes:	\$3.57/ SF

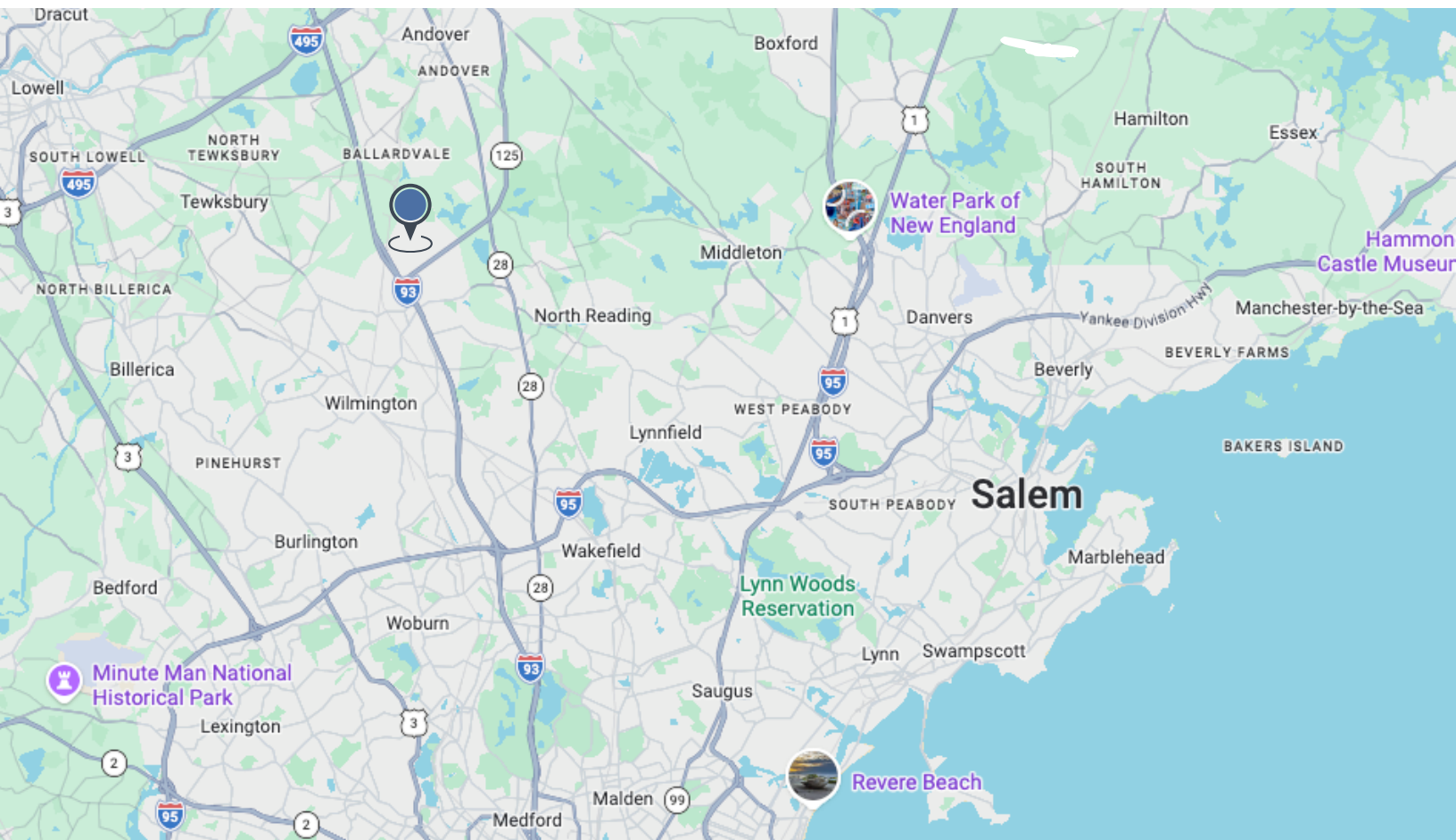
Property Photos



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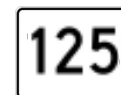


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Distances

To US Rte 125: **2 Minutes / 0.2 Miles**



To I-93: **4 Minutes / 1.4 Miles**



To I-495: **25 Minutes / 20 Miles**



FOR MORE INFORMATION

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