

60 Olympia Ave

WOBURN, MA 01801

BrookfieldProperties.com/logistics

9,048 - 43,660 sq. ft.

AVAILABLE

97,722 sq. ft.
FOOTPRINT AREA

±25,000 sq. ft.
IOS

22'+
CLEAR HEIGHT

180'
TRUCK COURT

9,048 - 43,660 sq. ft.
±25,000 sq. ft. of excess land

60 Olympia Avenue is a 97,722 sq. ft. industrial facility in Woburn, MA. Conveniently located off I-95, 60 Olympia is an industrial storage and distribution center. Unique features include 22' clear heights, concrete walls and exceptional loading access.

Turnkey Improvements:

- New LED Lighting
- New Dock Doors
- Exterior Paint
- Office Refresh



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

78M+

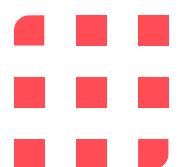
square feet of logistics space

400+

warehouse, distribution and cold storage properties

56M+

square foot development pipeline

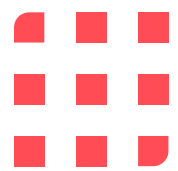


Building specifications

Address	60 Olympia Avenue, Woburn, MA
Description	Industrial storage, distribution, trucking
Footprint Area	97,722 sq. ft.
Clear Height	22'+
Building Dimensions	490 x 260
Fire Sprinklers	Wet & Dry systems
Column Spacing	North Central space: 22' x 39' Southwest space: 40' x 40'
Truck Court	180'
Roof Construction	EPDM membrane and standing-seam metal
Exterior Construction	Concrete masonry unit (CMU) walls and metal panels
Yard Area/Parking	±25,000 sq. ft.



warehouse



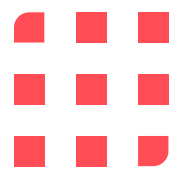
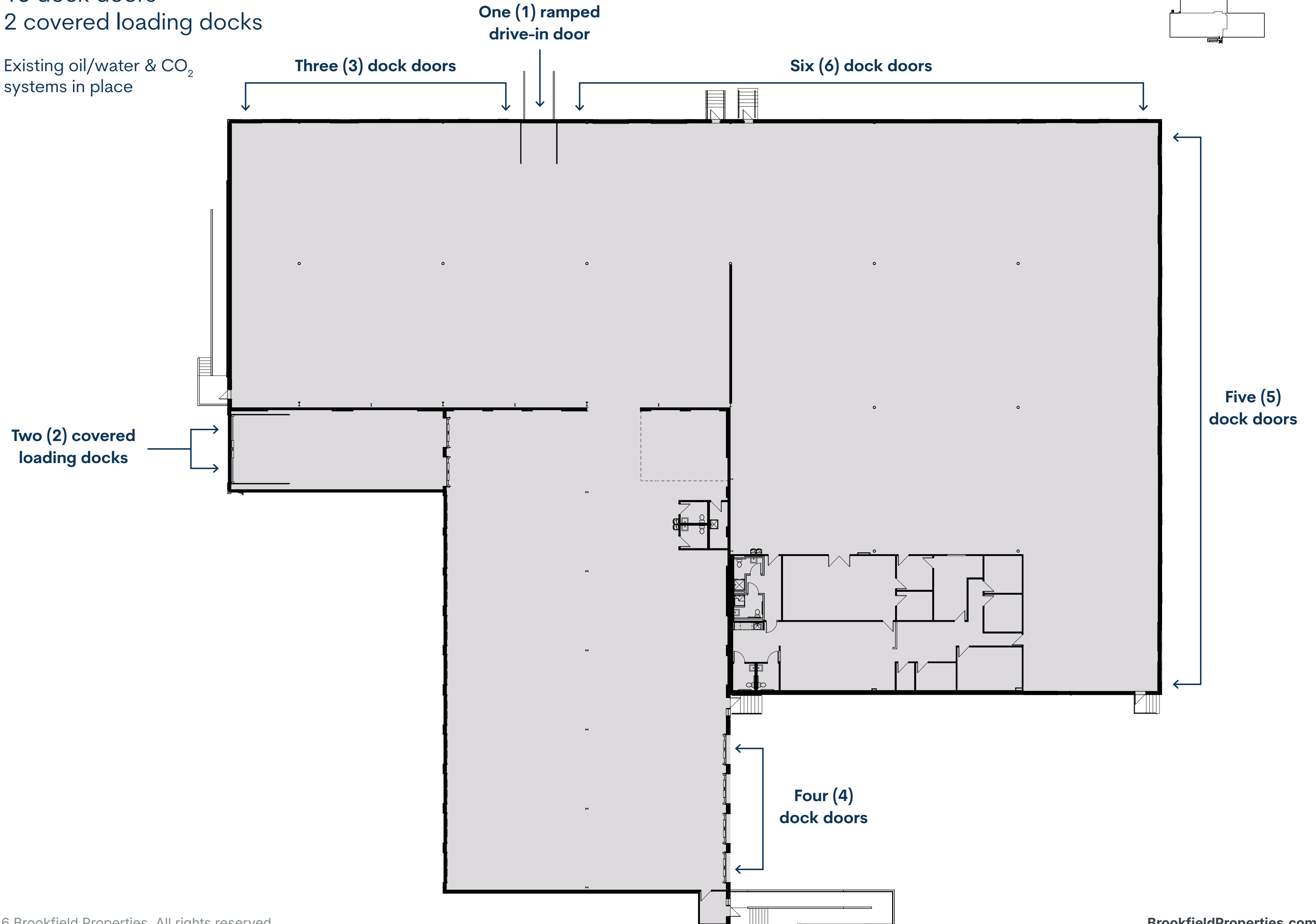
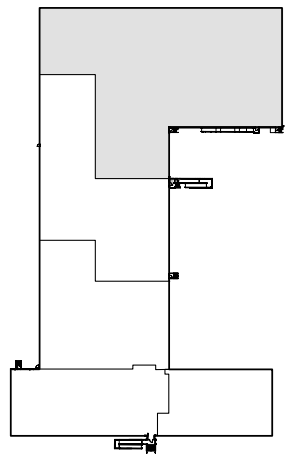
Floor Plan

±43,660 sq. ft.

18 dock doors

2 covered loading docks

Existing oil/water & CO₂
systems in place



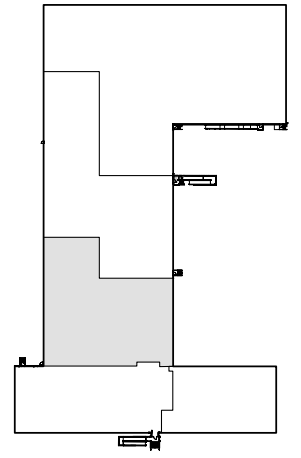
Floor Plan

±16,160 sq. ft.

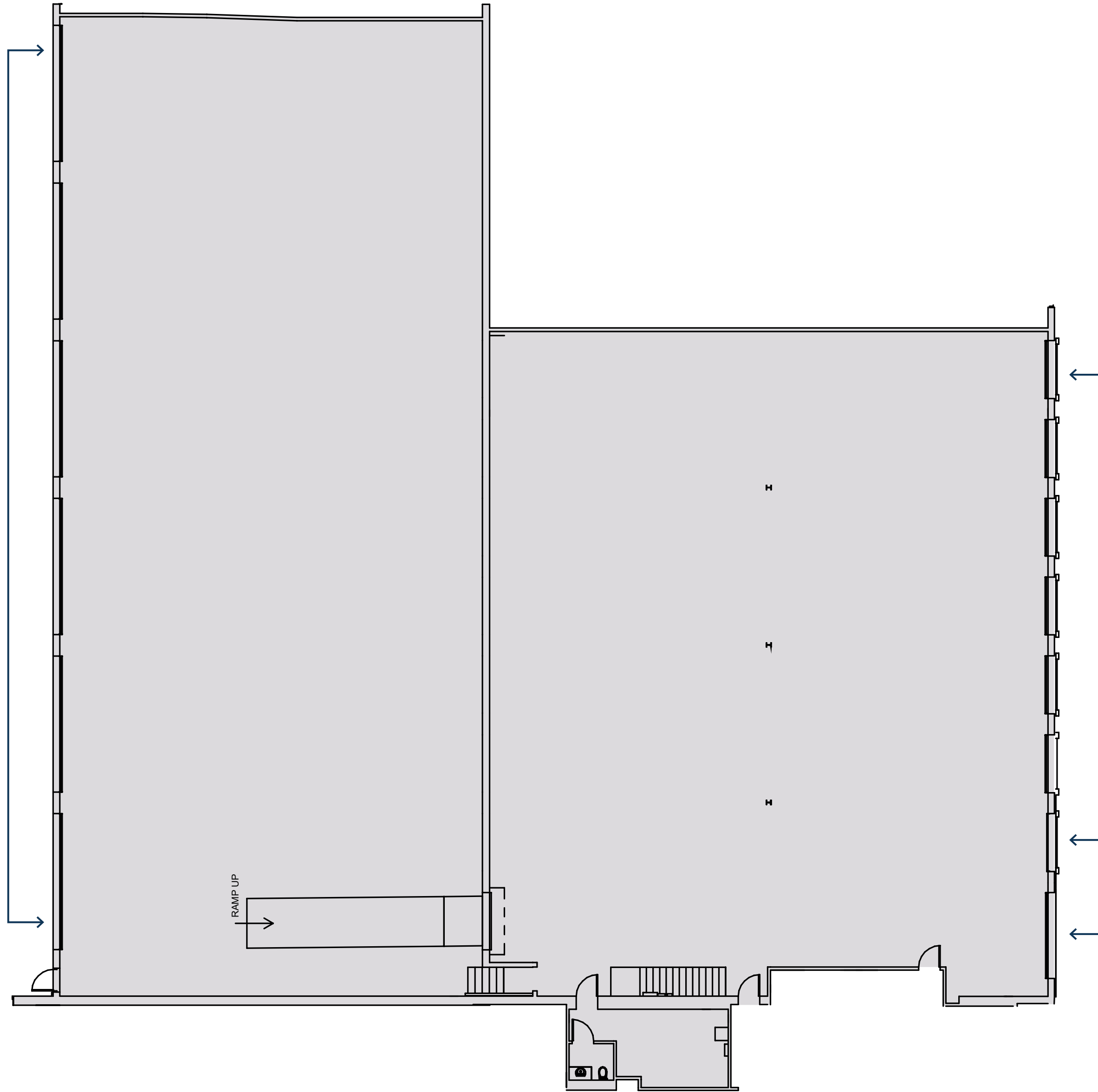
7 dock doors

6 at-grade doors

1 ramped drive-in



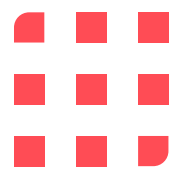
Six (6) at-grade doors



Seven (7) dock doors

One (1) ramped drive-in

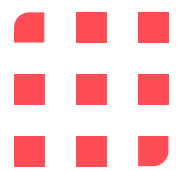
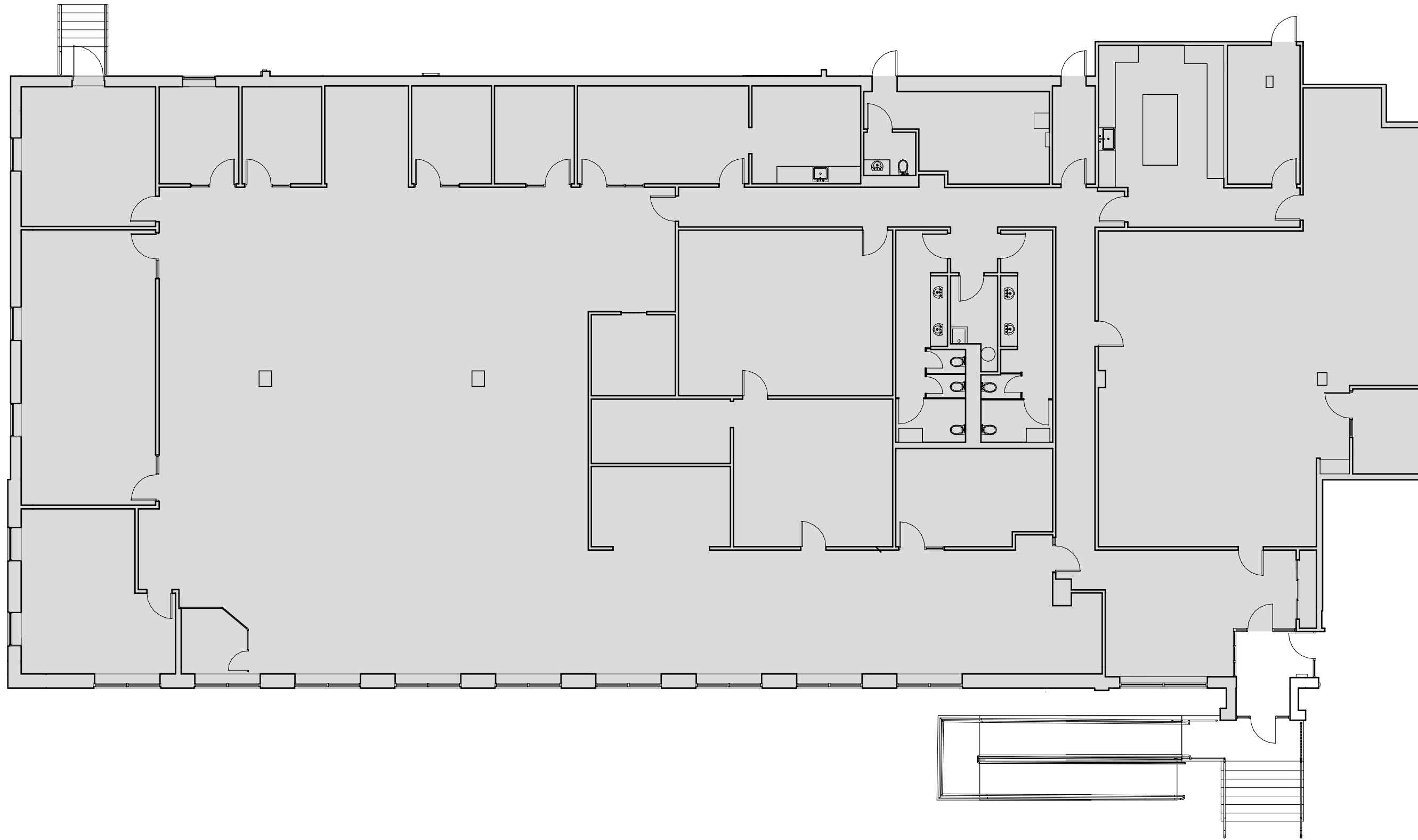
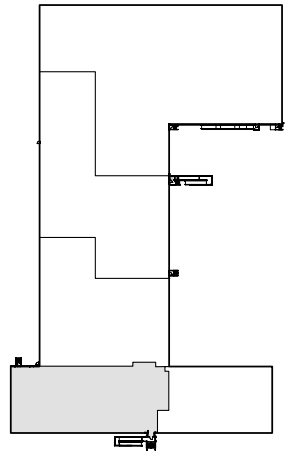
RAMP UP



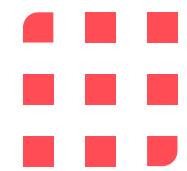
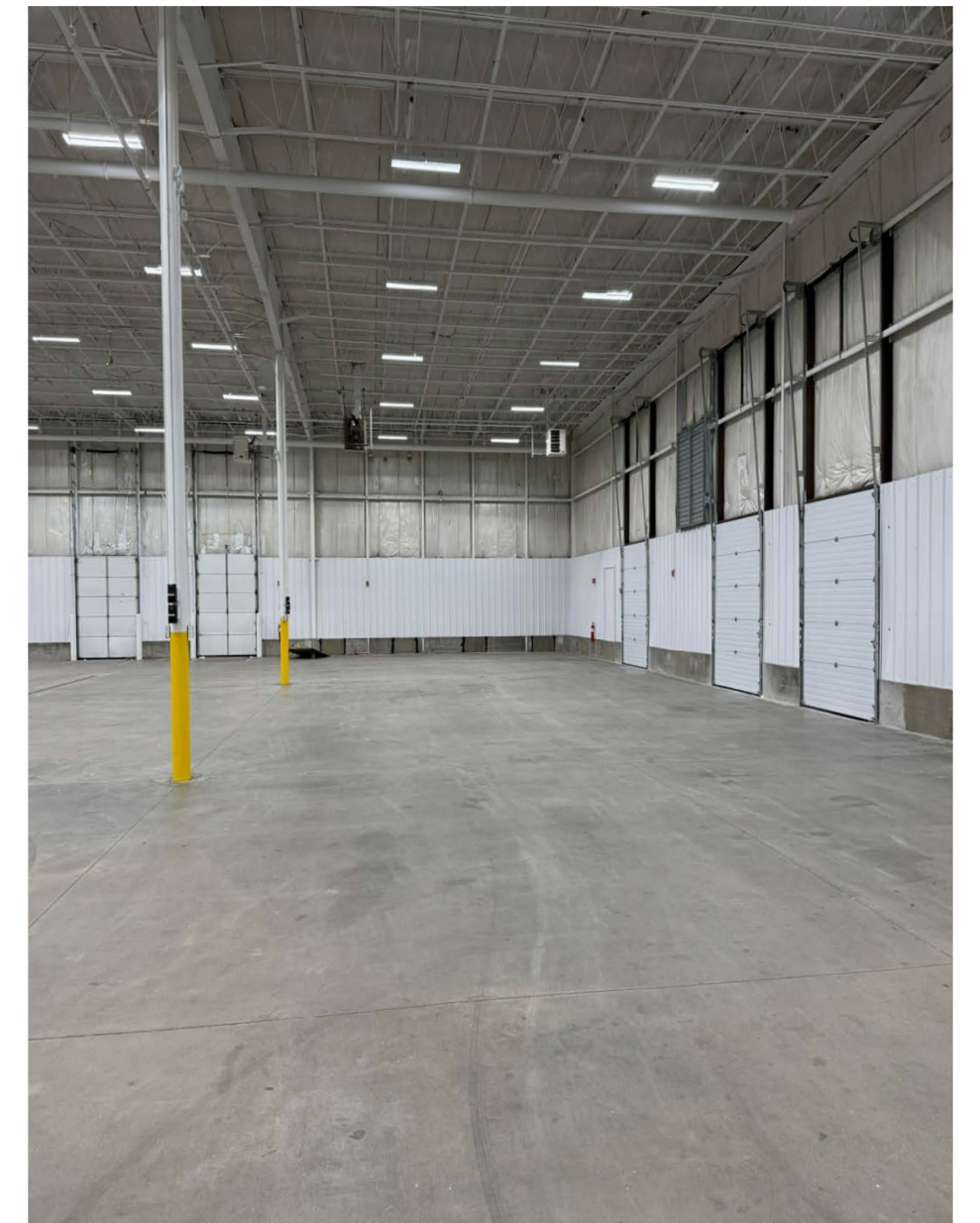
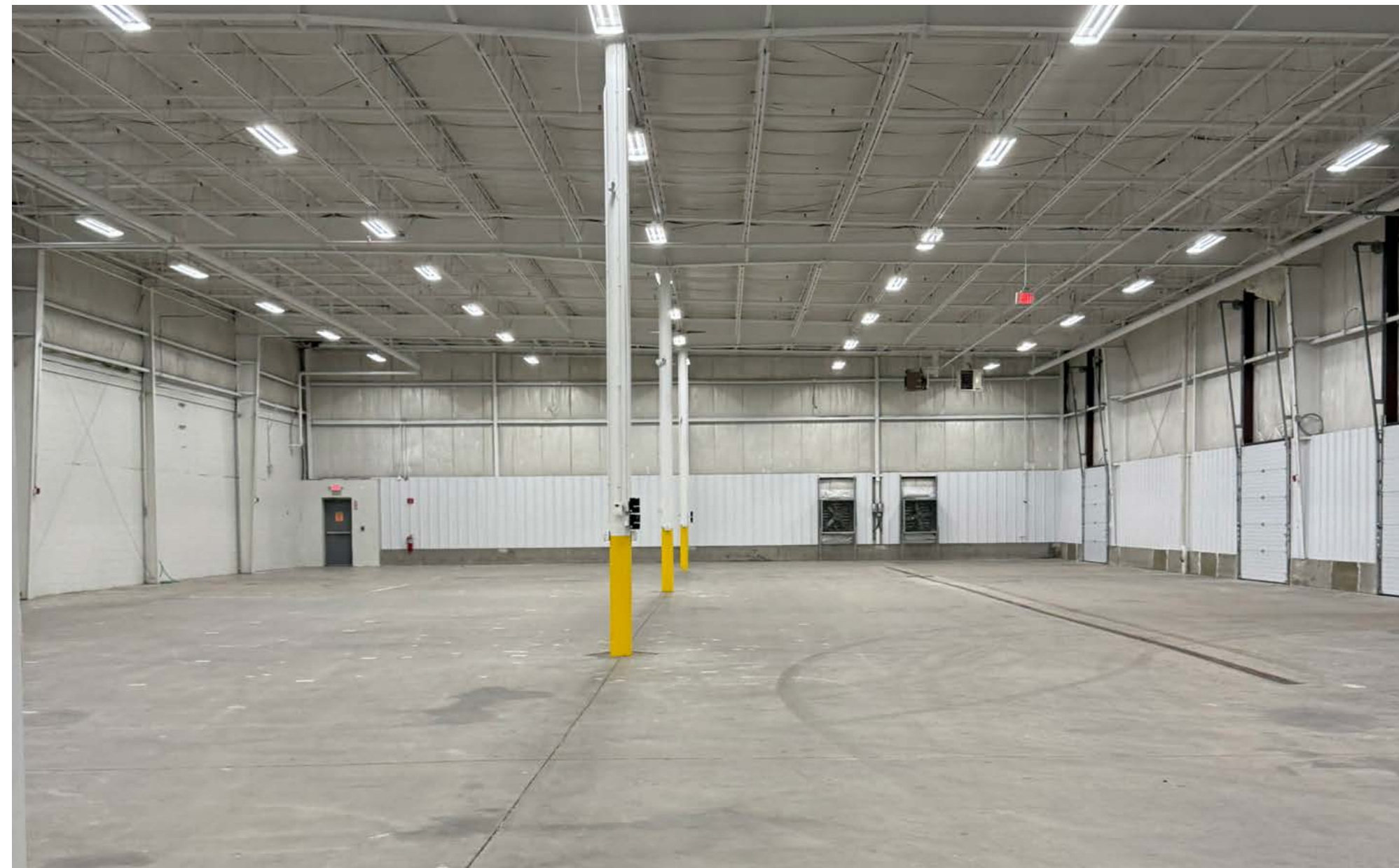
Floor Plan

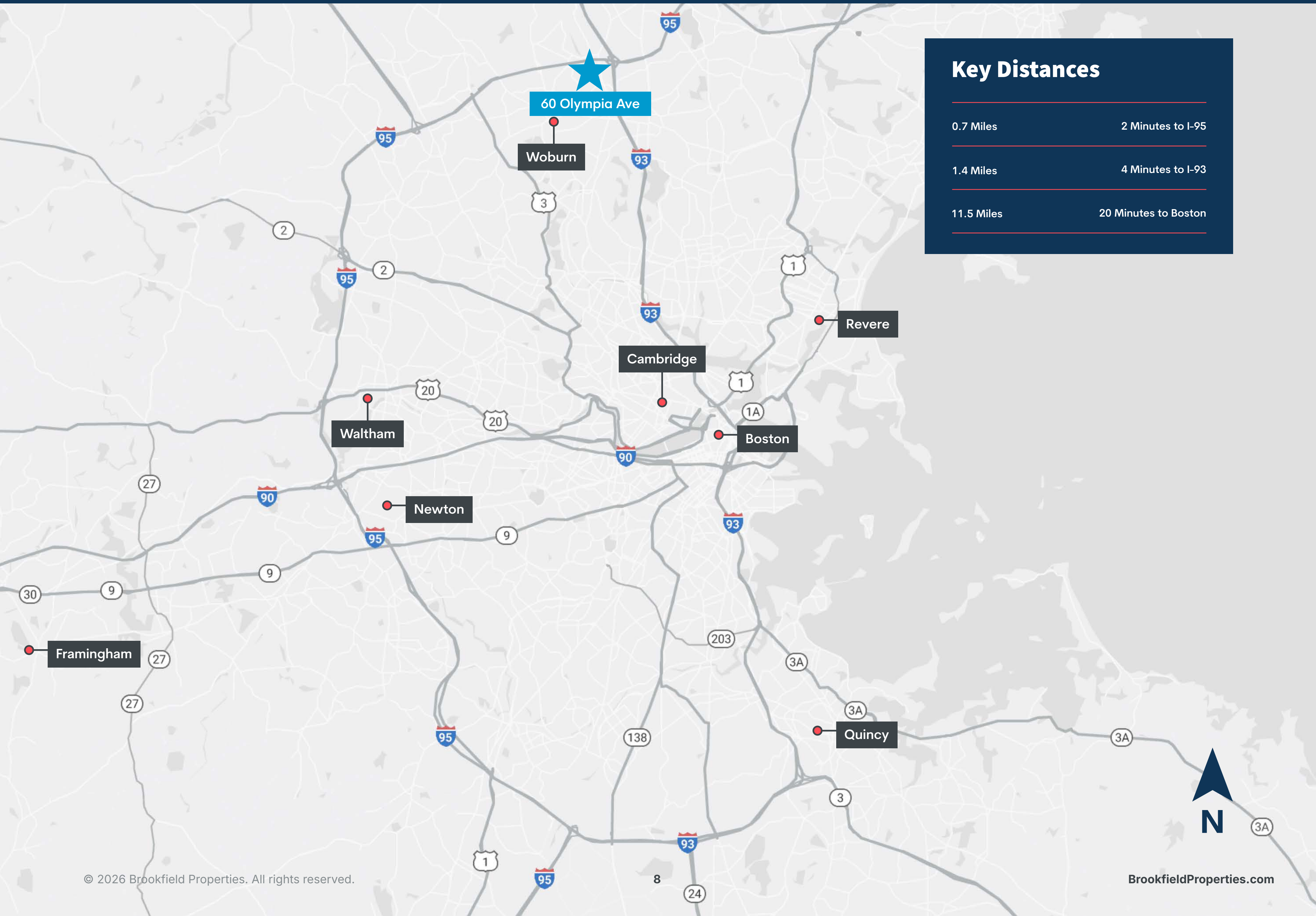
±9,048 sq. ft.
Office suite

Connects to available ±16,160
sq. ft. industrial suite



Interior Photos





Key Distances

0.7 Miles

2 Minutes to I-95

1.4 Miles

4 Minutes to I-93

11.5 Miles

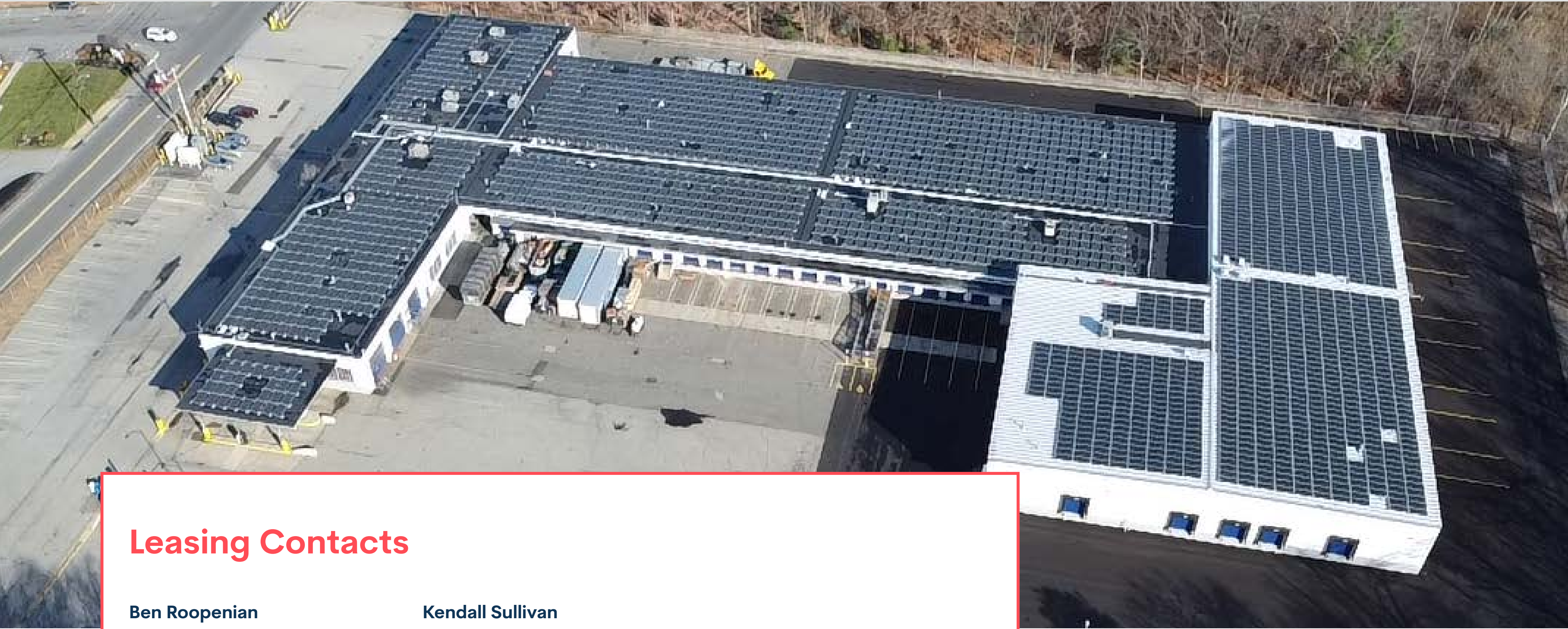
20 Minutes to Boston



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WOBURN, MA 01801



**Brookfield
Properties**



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