

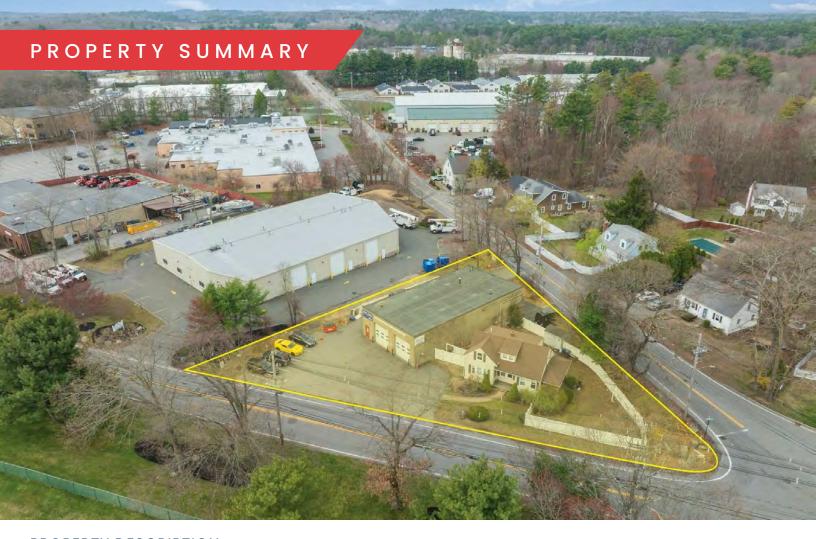
779 WOBURN STREET

WILMINGTON, MA

FOR LEASE | 3,200 SF STORAGE GARAGE

- 1.2 Miles from Rt. 93
- 2.7 Miles from Rt. 128
- Two (2) 10'x 12' Drive In Doors





PROPERTY DESCRIPTION

3,200 SF Garage on a .44 Acre Industrial Zoned Lot For Lease

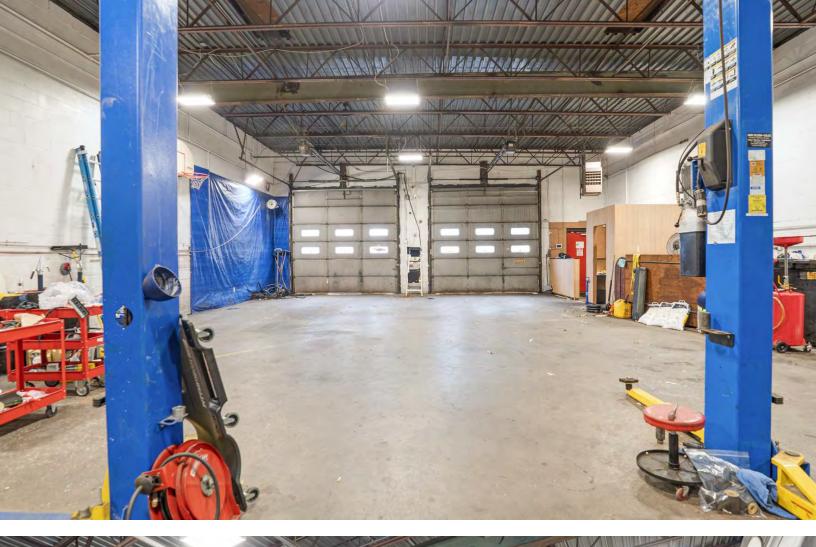
PROPERTY HIGHLIGHTS

- Used Car Dealership License
- Inspection Sticker License
- No Noise New Compressor
- 2 10'x12' Drive-In Doors
- Dedicated offices
- Ideal for autobody, storage or office use

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,344	70,474	293,987
Total Population	65,867	185,015	774,861
Average HH Income	\$186,994	\$177,322	\$167,862

PROPERTY SPECIFICATIONS

Available SF:	3,200 SF
Lot Size:	0.44 Acres
Roof:	2014 (Garage)
Clear Height:	16'
Loading:	2 - Drive-in (10'x12')
LED Lighting:	New (2023)
Heating:	Gas to Garage but use 1 year old waste oil
Parking:	New parking lot in front (2023)
Tenant:	Advanced Auto
Water & Sewer:	Town
Lease Rate:	\$19/SF NNN







779 WOBURN STREET

WILMINGTON, MA

FOR LEASE | TURN-KEY AUTO REPAIR & INSPECTION FACILITY

SUMMER STUBBLEBINE

781.783.7903

summer@stubblebinecompany.com

DANNY CRUZ

978.305.0473

danny@stubblebinecompany.com

Deser Conch



JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@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.



CORFAC INTERNATIONAL