

19 Sixth Road #B, Woburn, MA



9,501 +/- S.F. Light Manufacturing Condominium For Sale

- **Building:** Class C condominium unit containing approximately 9,501 +/- sq/ft of space set on 31,954 sq/ft lot. (Building 19,668 S.F.)
- **Zoning & Age :** (IP) Industrial Park, 1979 per public record.
- **Construction:** Concrete block, slab
- **Roof:** Steel truss system with newer rubber membrane roof
- **Parking:** Approximately 27 on-site parking spaces—9 Exclusive
- **Over Head doors:** 1 Tailboard height
- **First Floor:** 3,935 +/- S.F. + 117 S.F. stairs (10,824 +/-square feet)
- **Second Floor:** 5,449 +/- square feet
- **Property Taxes:** \$ 13,952.00 (FY/24) - \$ 1.47 S.F.
- **Electric:** 600 Amp Service
- **Sprinklers:** Wet—approximately 5 years old.
- **Restrooms:** Common restrooms on every level
- **HVAC:** (1) FHA/Gas , Ceiling mounted heaters
- **Highway access:** Interstate Routes 95 and 93

Contact: John P. Bulman 781-254-2202 john@melrosema.com