



Build to Suit

66 Holton St, Woburn, MA 01801



Nick Osgood

NSD Real Estate LLC
159 East Main St, Gloucester, MA 01930
nick@nsdrealstate.com
(508) 641-6244



Build to Suit

\$19.50 /SF/YR

Exceptional 2nd Generation Product with very little signs of wear and tear. 33,000+/- SF building with one existing tenant. The building and systems are in very good if not exceptional condition as the current user has maintained their space as required under the lease. This site and building experienced a complete gut and restoration in 2018, including new electrical, plumbing, HVAC, sprinkler and roof - a very thorough renovation.

- Exceptional location close to Boston
- Great building appeal for Head Quarter location
- Plenty of parking with easy access



Rental Rate:	\$19.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	32,600 SF
Year Built:	1970
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$0.23 USD/SF/MO
Rental Rate Mo:	\$1.63 /SF/MO

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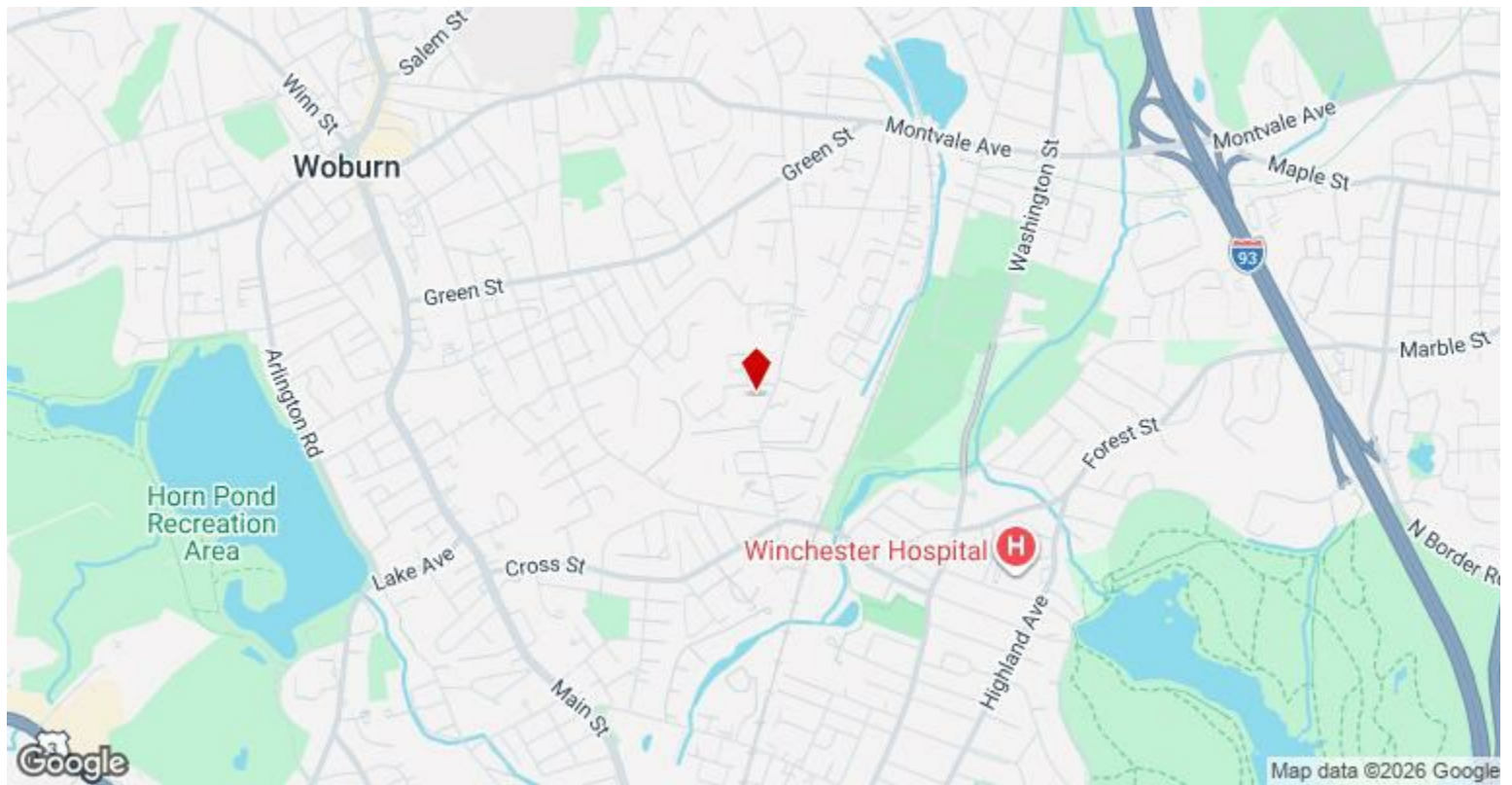
1st Floor Ste 100

Space Available	29,570 SF
Rental Rate	\$19.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,700 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 10 Years

27,500+/- SF First Floor consisting of 26,000+/- High Bay space, and 1,500+/- SF Showroom / Office; 2,100 +/- SF Second floor consisting of 1,200+/- SF Office with 900+/- SF heavy mezzanine storage accessed from High Bay space. The building and space were part of a complete gut and remodel including a new power upgrade, plumbing, sprinkler and roof in 2018. This is a well managed building with very affordable NNN charges, which is a major benefit.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mi Conveyance Solutions	-	



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Property Photos



Property Photos



Property Photos



Building Photo

