



235 ANDOVER ST

WILMINGTON, MA

FOR LEASE | 30,180 SF CLASS A INDUSTRIAL BUILDING ON 2.03 AC

- Located directly off of Route 125 1.1 Miles from Route 93
- 30' Clear Height
- At least 3 dock-locks



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

6 Tailboard Docks

125

PROPERTY DESCRIPTION

30,180 SF Class A Industrial Building on 2.03 AC for Lease

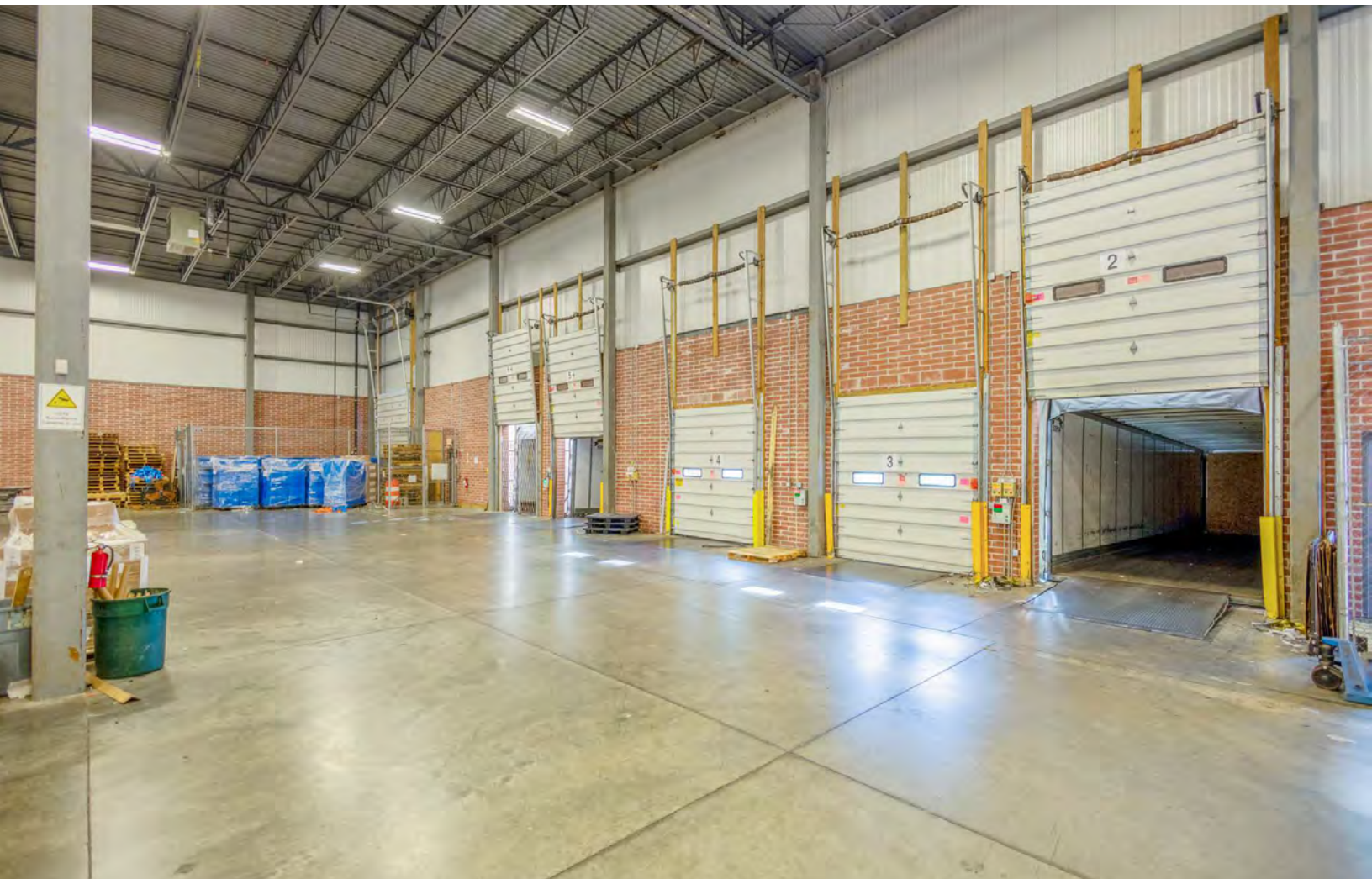
LOCATION HIGHLIGHTS

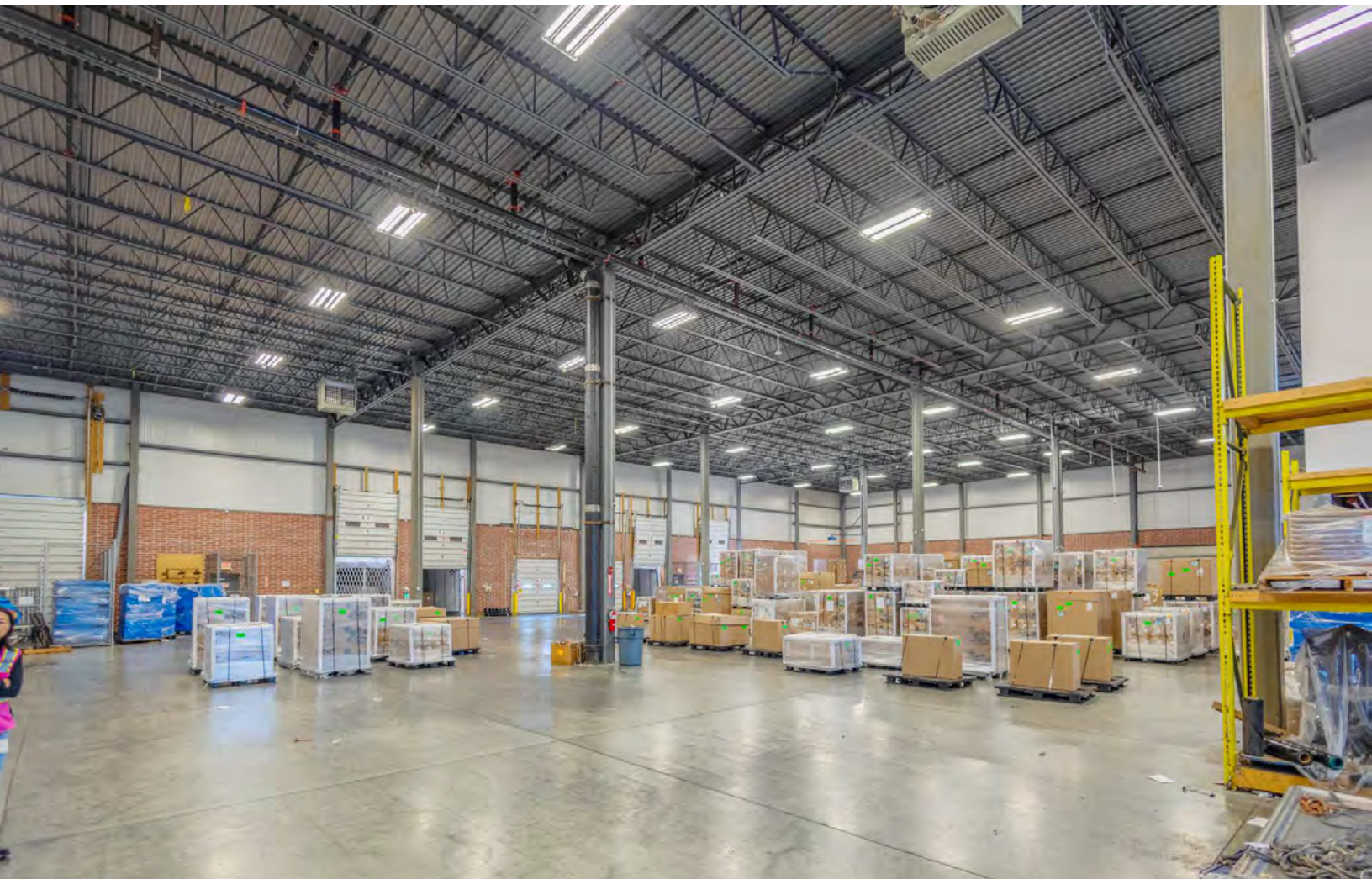
- Located directly off of Route 125
- 1.1 Miles to Route 93
- 1.9 Miles to Route 28

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,670	34,748	225,321
Total Population	32,641	97,673	612,898
Average HH Income	\$198,692	\$195,260	\$151,995

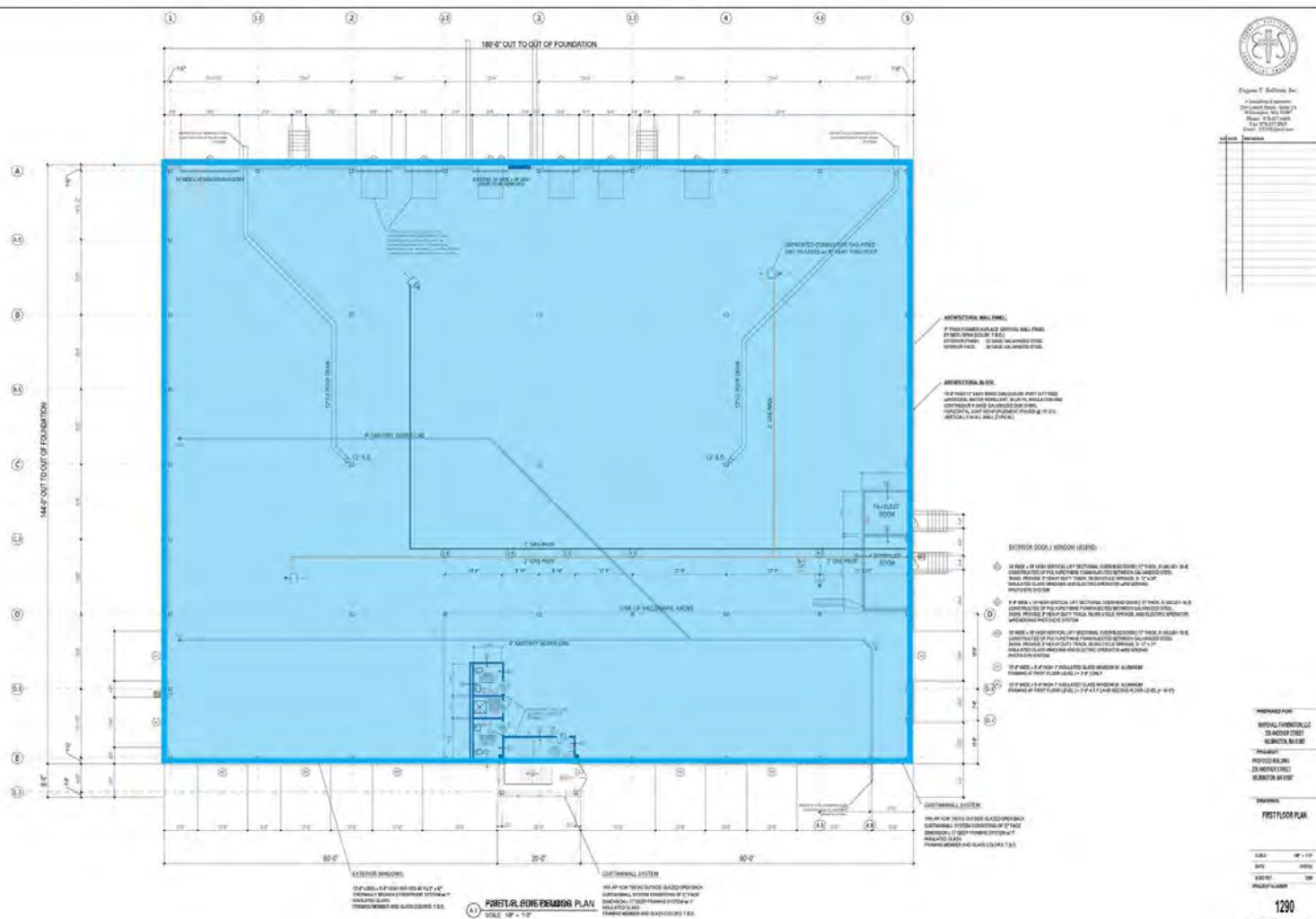
PROPERTY SPECIFICATIONS

Building Size:	30,180 SF
Available Space:	30,180 SF comprised of 25,920 SF Warehouse and 4,260 SF mezzanine office
Lot Size:	2.03 AC
Loading:	6 Tailboard
Drive In:	1
Construction:	Reinforced Concrete
Column Spacing:	36' x 45'
Year Built:	2013
Sprinklers:	Wet
Zoning:	I
Clear Height:	30'
Parking Spaces:	20
Utilities:	Heating - Gas, Lighting
Lease Rate:	Market

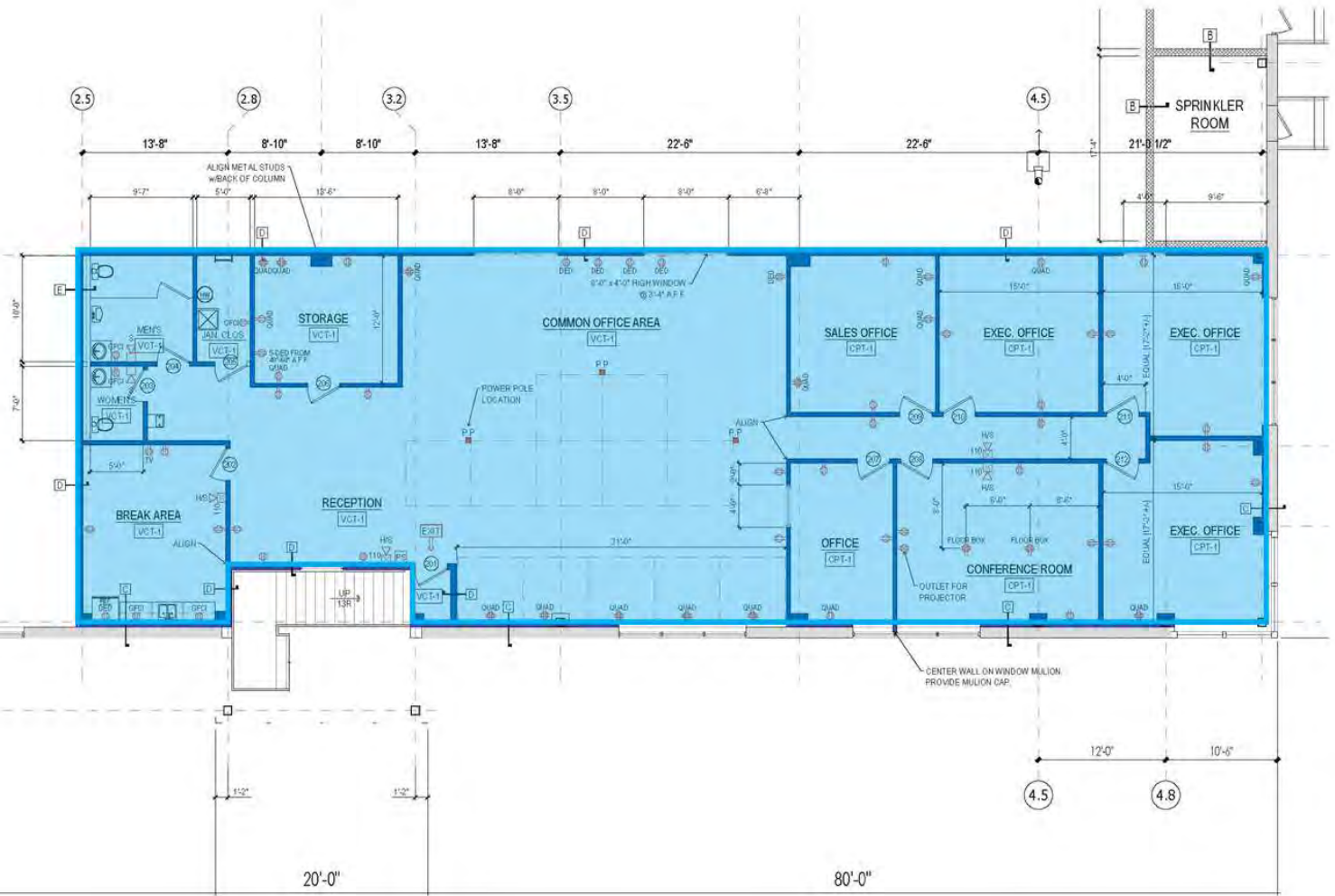




FLOOR PLAN



MEZZANINE FLOOR PLAN



[illegible]

PREPARED FOR:
WASSILL, FARMINGTON, LLC
23 LAKEVIEW STREET
BURLINGTON, MA

PROJECT:
PROPOSED BUILDING
23 LAKEVIEW STREET
BURLINGTON, MA

DRAWING:
EXISTING CONDITIONS PLAN

APPROVED BY THE TOWN OF
REMBINGTON PLANNING BOARD:

DATE: _____

SHEET: 7' x 8 1/2"

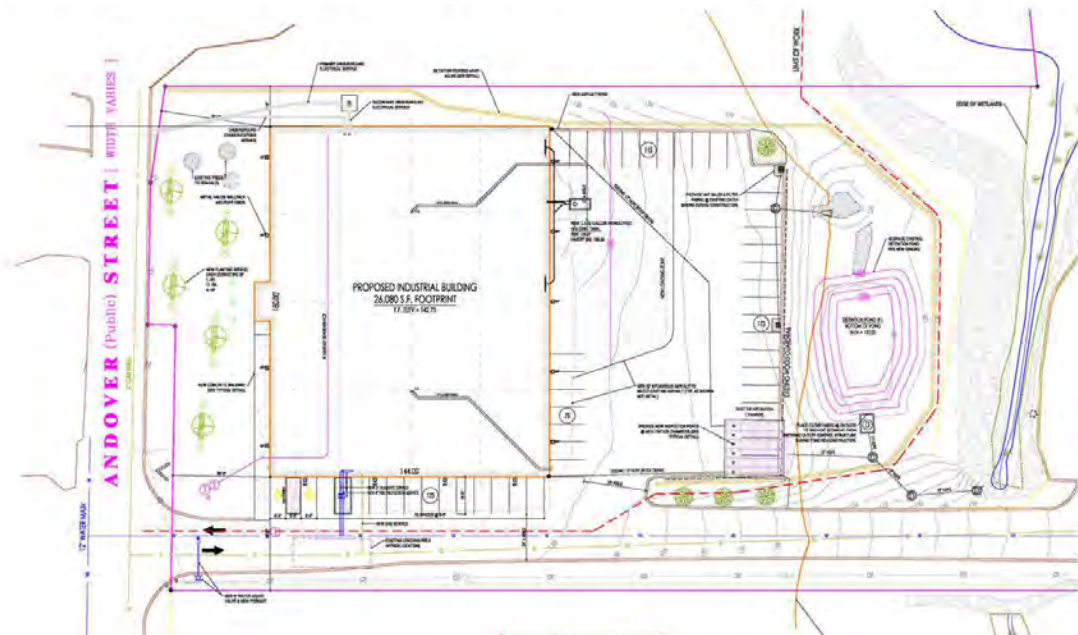
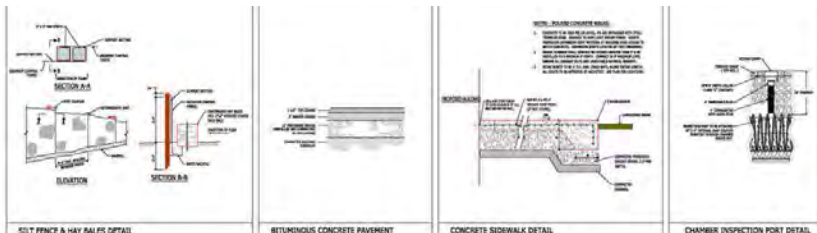
DWG NO.: REMB07-16-BD

TITLE: PAVING PLAN

1290

PAVING PLAN

C.1



ZONING REQUIREMENTS		
SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT		
	MIN. LOT SIZE	MIN. FRONT YARD SETBACK
MINIMUM LOT SIZE	10,000 SQ. FT.	10.0 FT.
MINIMUM LOT FRONTAGE	125 FEET	10.0 FEET
MINIMUM LOT WIDTH	125 FEET	10.0 FEET
MINIMUM FRONT YARD	10.0 FT.	10.0 FT.
MINIMUM SIDE YARD	10.0 FT.	10.0 FT.
MINIMUM REAR YARD	10.0 FT.	10.0 FT.
MINIMUM DRIVE DRIVE	10.0 FT.	10.0 FT.
MINIMUM BUILDING COVERAGE	10.0 FT.	10.0 FT.
MINIMUM BUILDING HEIGHT	10.0 FT.	10.0 FT.
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.

FARMING CALCULATIONS		
PROPOSED BUILDING (2 ALBION ST., TOTAL)		
EXISTING OFFICE SPACE:	2,600 SF	1 SPACE R
INDUSTRIAL SPACE:	27,400 SF	1 SPACE R
TOTALS:		

GRADING NOTES:
CONTRACTOR REQUIREMENTS:
KINDER CONSTRUCTION

[illegible]

PREPARED FOR:
NATIONAL FARMINGTON, LLC
25 ANDOVER STREET
WILMINGTON, MA

PROJECT:
PROPOSED BUILDING
25 ANDOVER STREET
WILMINGTON, MA 01897

DRAWING:
SITE LAYOUT PLAN

APPROVED BY THE TOWN OF
WILMINGTON PLANNING BOARD:

DISTANCE TO



0.3 MILES
1 MIN



1.1 MILES
4 MIN



2.3 MILES
4 MIN



TERADIODE



PAPER CORPORATION



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GROUP

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COLLARS, COUPLINGS & UNIQUE COMPONENTS

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235 Andover St. Wilmington, MA



ANALOG
DEVICES

mks



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CRYSTAL

FERGUSON



amazonrobotics

FedEx
Freight

TERADYNE

U-HAUL



FERGUSON

Mass Pipeline Services Inc.

235 ANDOVER ST

WILMINGTON, MA

FOR LEASE | 30,180 SF CLASS A INDUSTRIAL BUILDING ON 2.03 AC

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