

Available For Sale

16 Upton Drive, Unit 7

Wilmington, Massachusetts



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Nordlund Associates is pleased to offer for sale, 16 Upton Drive, Unit 7, Wilmington, MA. This Flex - Office & Industrial condominium is a desirable premium end unit featuring a total of approximately 10,782 +/- Total SF with the following existing configuration:

- 7,272 SF +/- of Finished Professional Office Space
- 3,510 SF +/- of Warehouse/Production Space (can be increased by removing existing office space – see floor plan)

The space features 2 Grade Level Loading Doors; 17'2" - 19'2" clear ceiling height, natural gas, modern LED lighting, ADA compliant bathrooms.

Current ownership will consider a short term leaseback of all or part of the space for its classroom training operations. Details subject to negotiation within a formal written offer.

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Property Summary

Location Description

16 Upton Drive is conveniently located just off of I-93 (exit 35) in Wilmington, Massachusetts. Close proximity to downtown as well as several restaurants and retail establishments. Only 9 minutes to I-95 and 20 minutes to Boston. Great opportunity for businesses requiring easy highway access. Located within the Upton Business Park among a variety of known and established organizations.



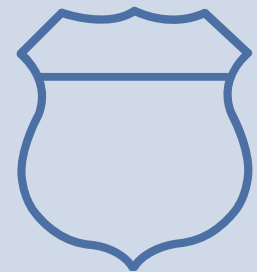
Property Highlights



**Premium
Corner Unit**



**Finished Office
w/ Warehouse**



**Direct Access
off I-93**

Property Specifications

16 Upton Drive, Unit 7, Wilmington, MA

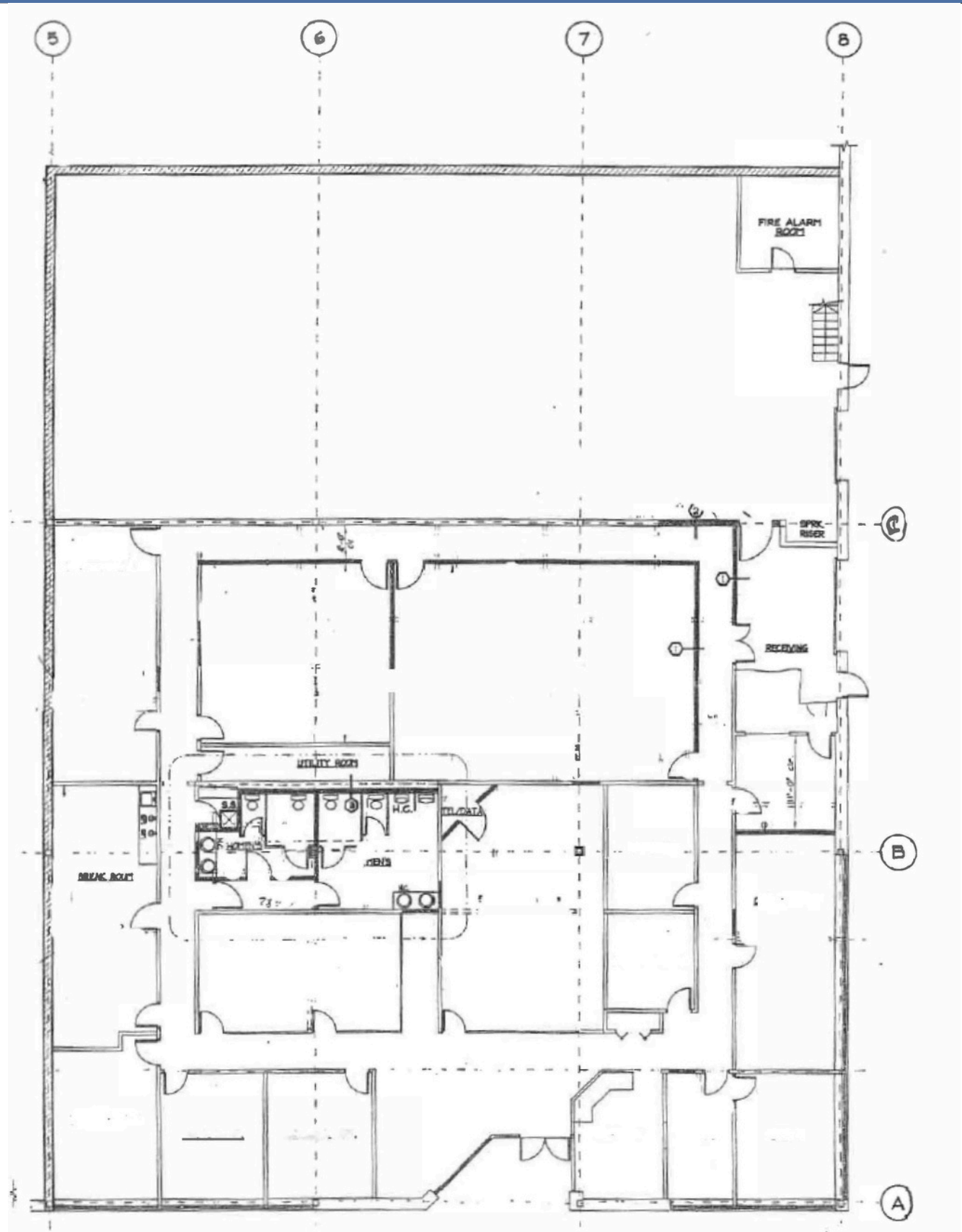
Building Footprint	10,872 SF +/-
Finished Office	7,272 SF +/-
Warehouse/Productions	3,600SF +/-
Total Building SF	10,872 SF +/-
Subdividable:	Yes - see floor plan for subdivision options
Condominium:	Yes
HVAC:	Natural Gas RTV's & + unit heaters in warehouse
Internet:	Comcast
Electricity Provider:	Municipal
Power:	3 Phase - 480 Volts
Clear Height:	17' 2" - 19' 2" to deck
Floors:	Concrete
Trash/Recycling	Dumpsters for trash and recycling (incl. in condo fee)
Roof:	2012 PVC maintained by U.S. Roofing for Condo
Water/Sewer:	Municipal Water & Sewer (paid by condo, septic)
Total # of Overhead Doors at Grade	2 Overhead Doors at Grade
Year Built:	1984
Monthly Condo Fee:	\$ 1,519.20/ Mo
Real Estate Taxes :	\$ 39,478.77 Annual

Sale Price: \$2,695,000

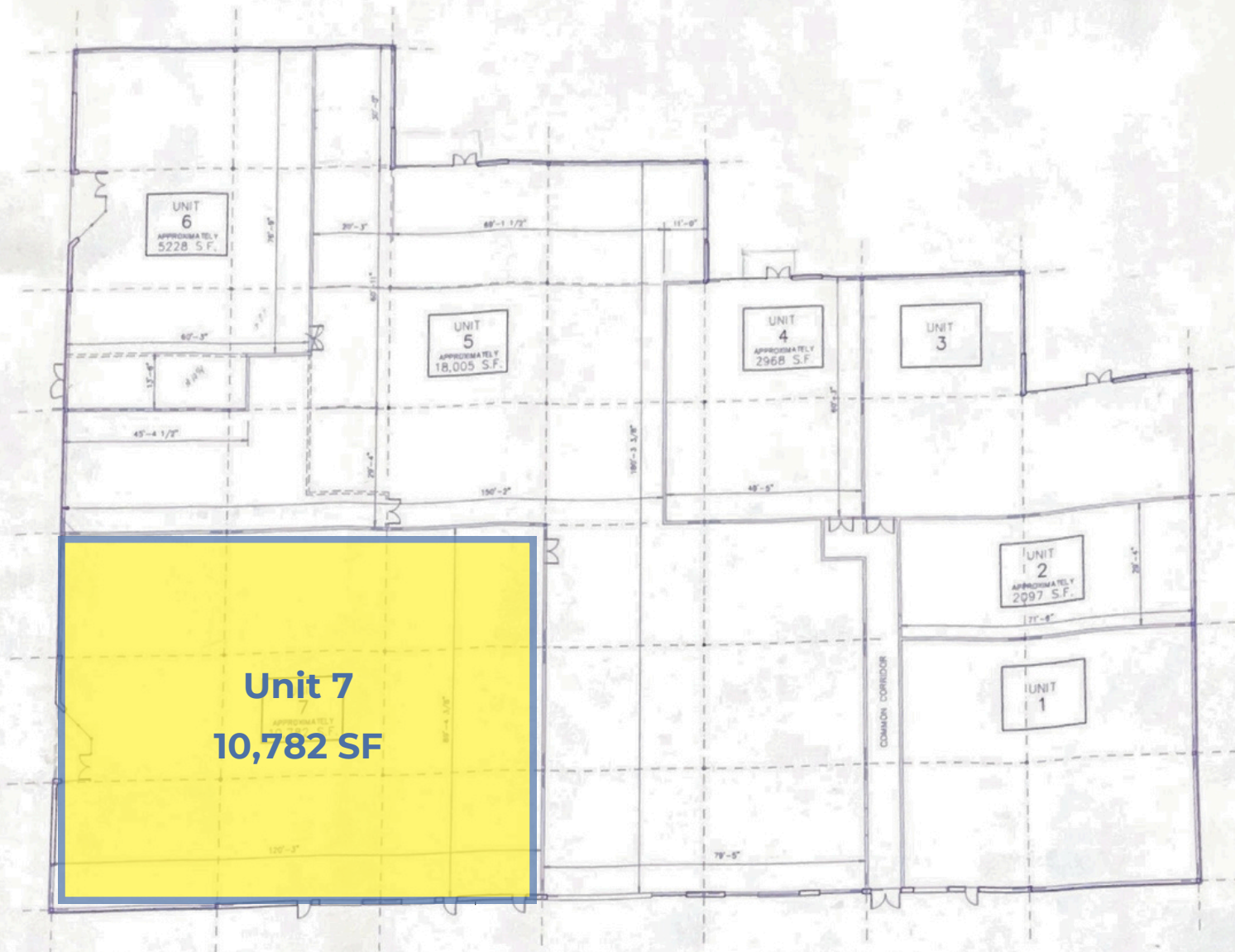
16 Upton Drive Unit 7



Floor Plans - Unit 7

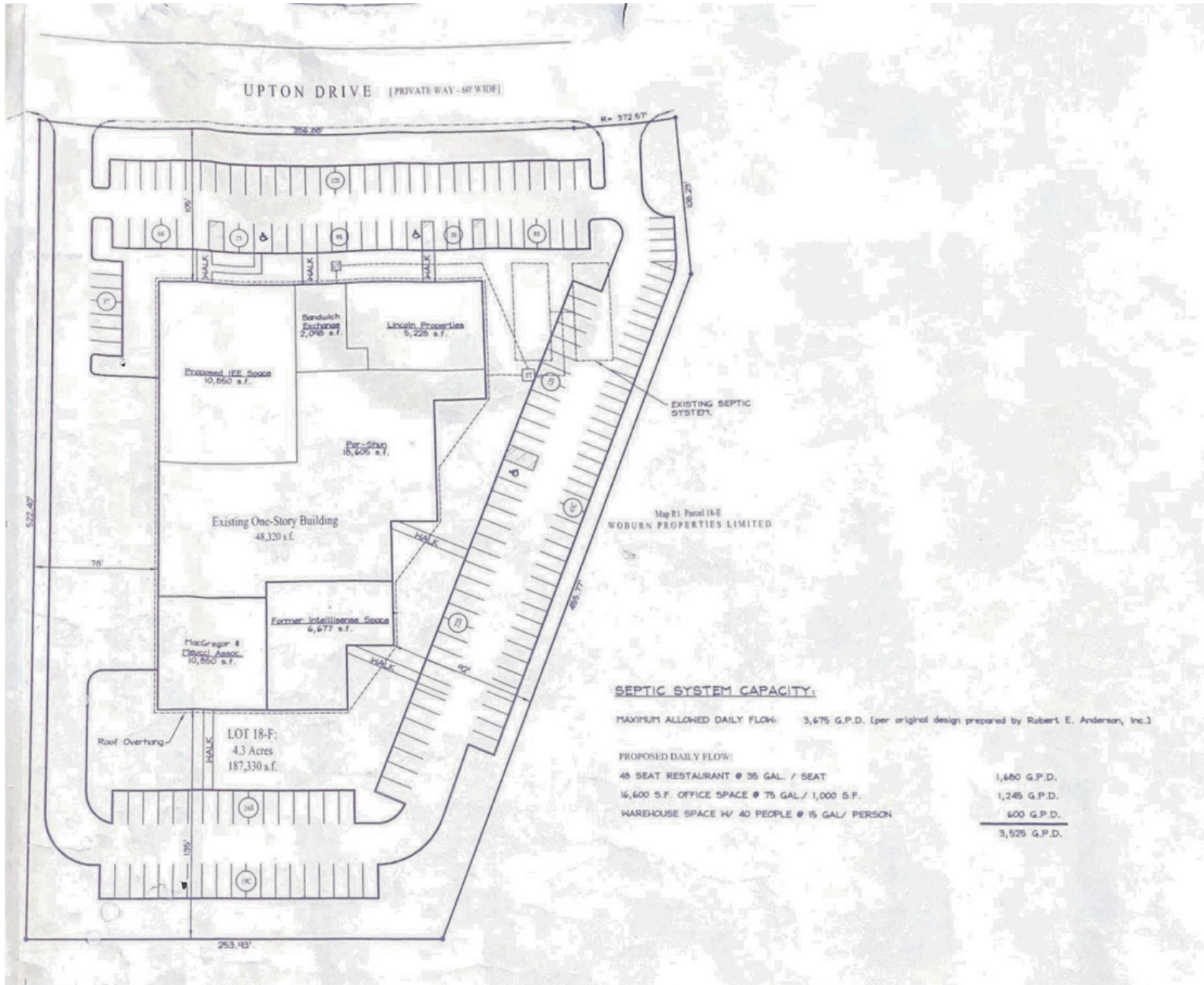


Floor Plans - All Condo Units



FLOOR PLAN

Floor Plans





Distances

To I-93: **2 Minutes / .8 Mile**



To I-95: **9 Minutes / 6.9 Miles**



To I-495: **9 Minutes / 6.8 Miles**



To Route 3: **18 Minutes / 12.7 Miles**



FOR MORE INFORMATION

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