

Industrial / Flex Property For Sale

9 Fowle Street

Woburn, Massachusetts



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FOR SALE

9 Fowle Street

Woburn, Massachusetts

Nordlund Associates is pleased to present 9 Fowle Street, Woburn, a +/- 10,358 SF free-standing flex/industrial building located in the highly sought-after Woburn/Wilmington industrial submarket. Situated on a well-positioned .21 acre site with great access to I-93 and I-95, the property offers a rare opportunity for owner-users or investors seeking functional industrial/retail space near Boston and its Northern Suburban industrial hub. 9 Fowle Street, Woburn is well-suited for a variety of industrial and flex users, featuring a balanced office/warehouse layout, single-tenant functionality and efficient access to Greater Boston. Its size, location and flexibility position the asset to attract strong market interest.

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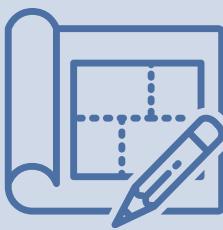


Location Description

Located less than 2 miles from I-93, 9 Fowle Street, Woburn provides quick access to Boston, I-95 and the broader Metro North region. The surrounding area is established with industrial, flex and strong local service-based companies, offering strong labor access and a dense customer base. Additional amenities include nearby retail, restaurants and shops within great proximity to Woburn downtown.



Property Highlights



**Strong Inner-Suburban
Industrial Market**



**10,358 SF Free-Standing
Flex/Industrial Building**

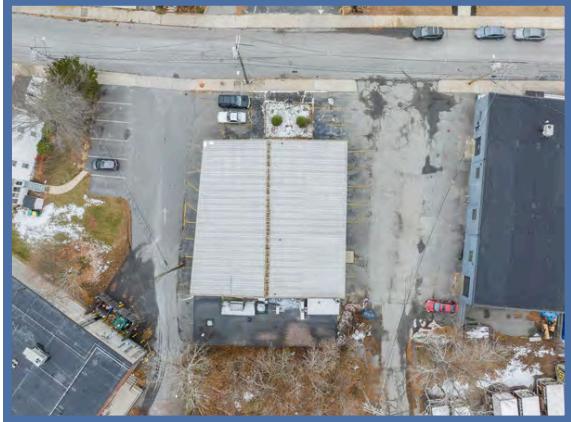


**Highway Access to
I-93 & I-95**

Property Specifications



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Total Building SF	+/- 10,358 SF		
Office:	+/- 4,387 SF		
Warehouse:	+/- 5,971 SF		
Lot Size	0.21 Acres		
Loading	Double door access, potential for expansion		
Power	400 Amp 3-Phase & 200 Amp Single-Phase		
Ceiling Height	10'9"		
Parking Spaces	+/- 15 parking spaces		
Zoning	B-N (Neighborhood)		
Water/Sewer	Municipal		
HVAC	Gas & Heat Pump System		
Sprinklers	Yes, Fully		
Renovations	2014 & 2025		
Frontage	83 Feet		

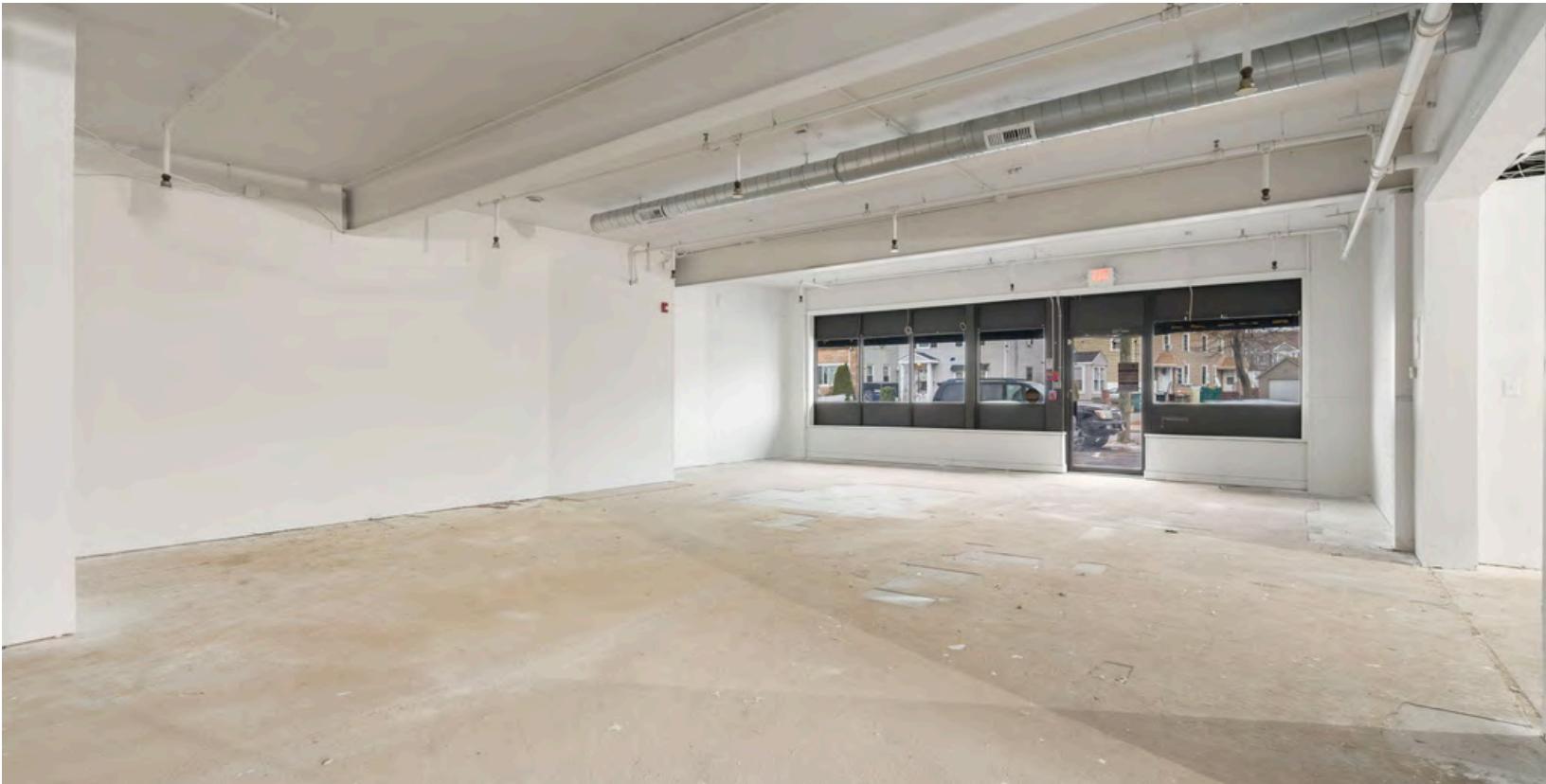
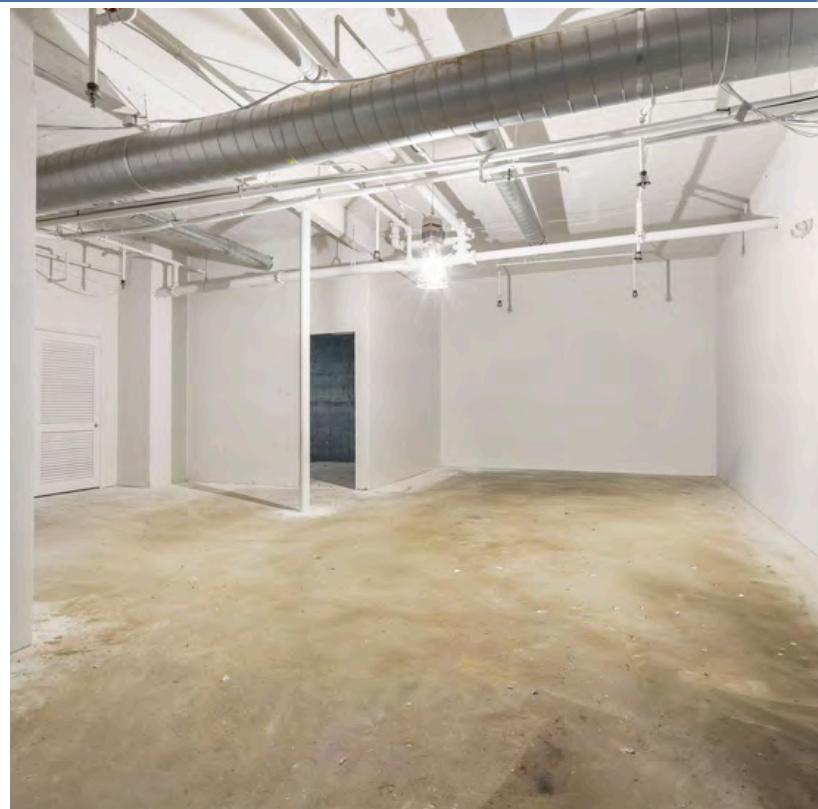
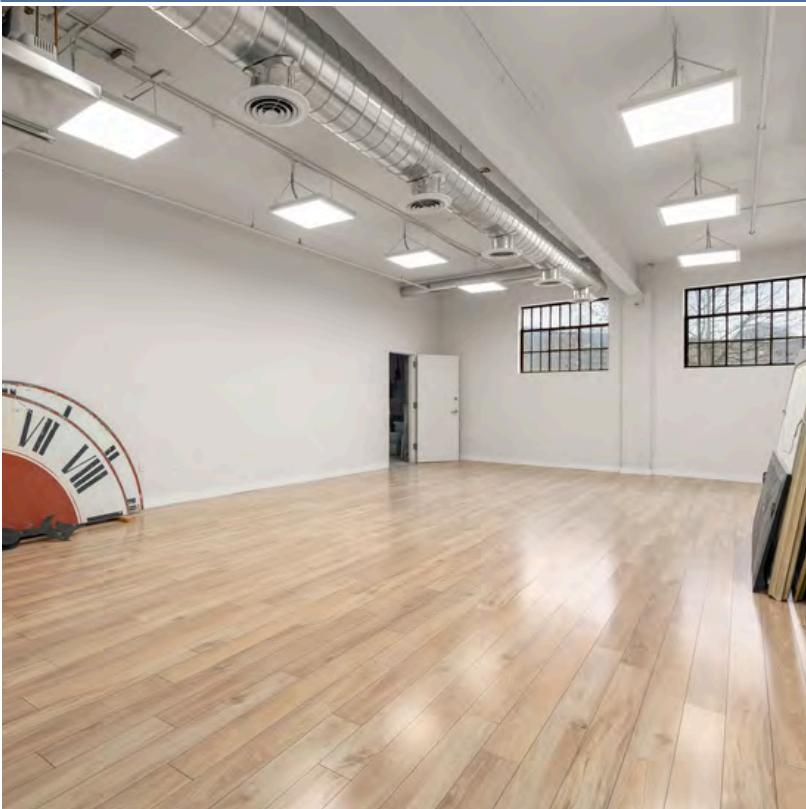
SALE PRICE: *Subject to Offers*

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Warehouse



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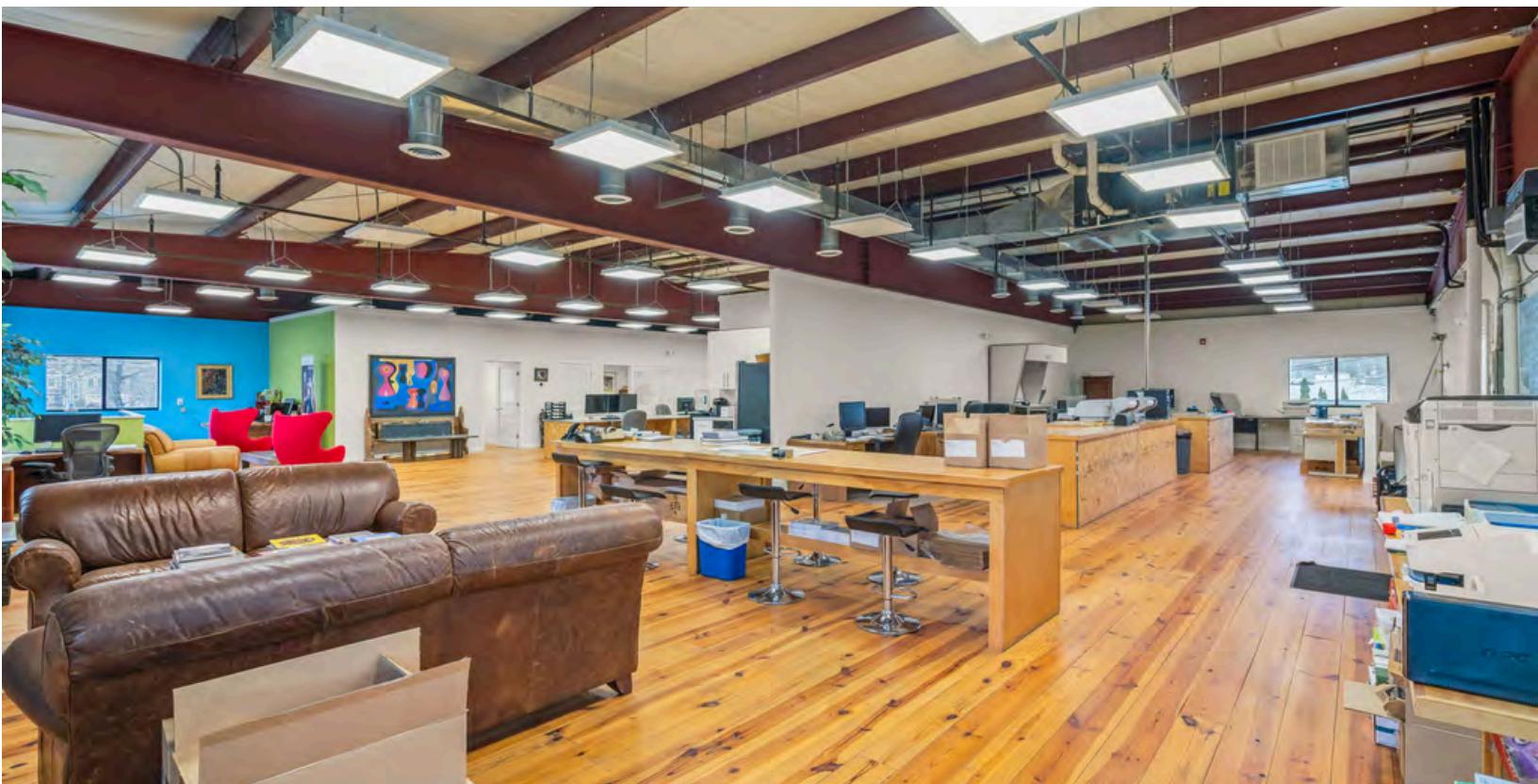
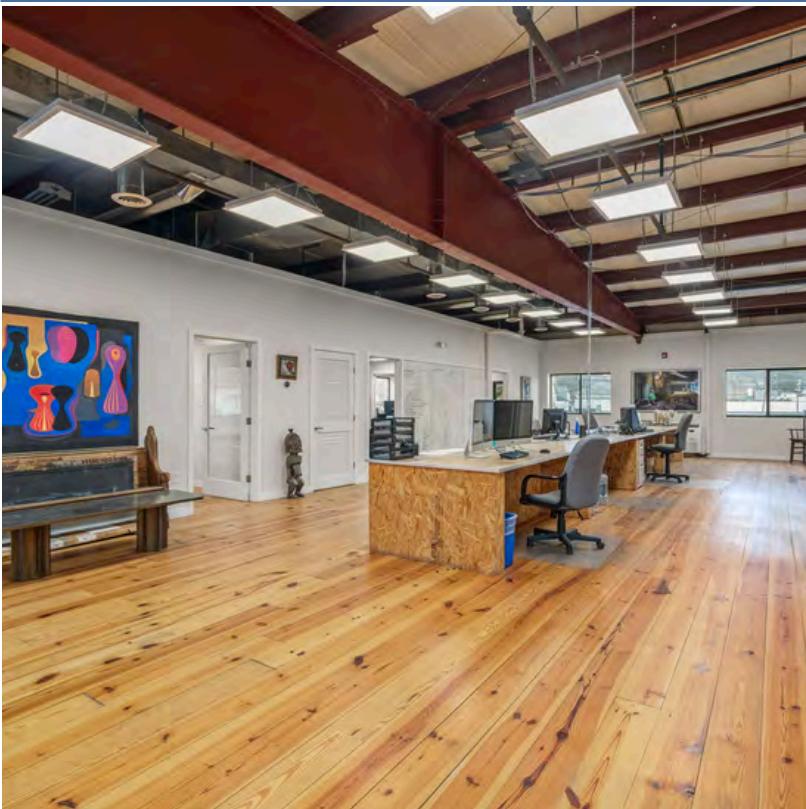


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Office



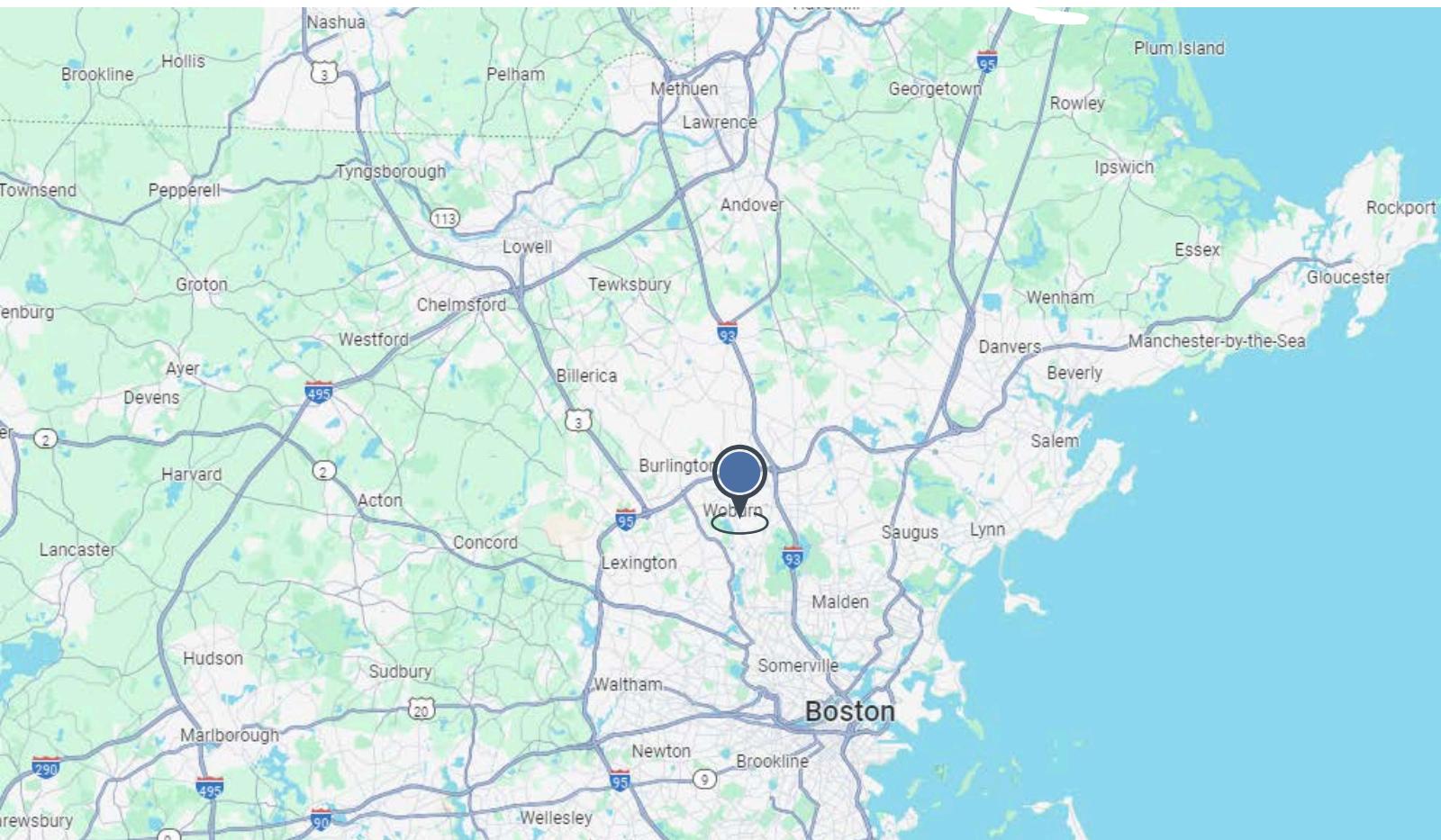
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Distances

Route 3:

1.9 Miles



3

I-93:

1.9 Miles



I-95/Rt. 128:

2.1 Miles



FOR MORE INFORMATION

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