

Industrial / Flex Property For Sale

9 Fowle Street

Woburn, Massachusetts



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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. It's 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

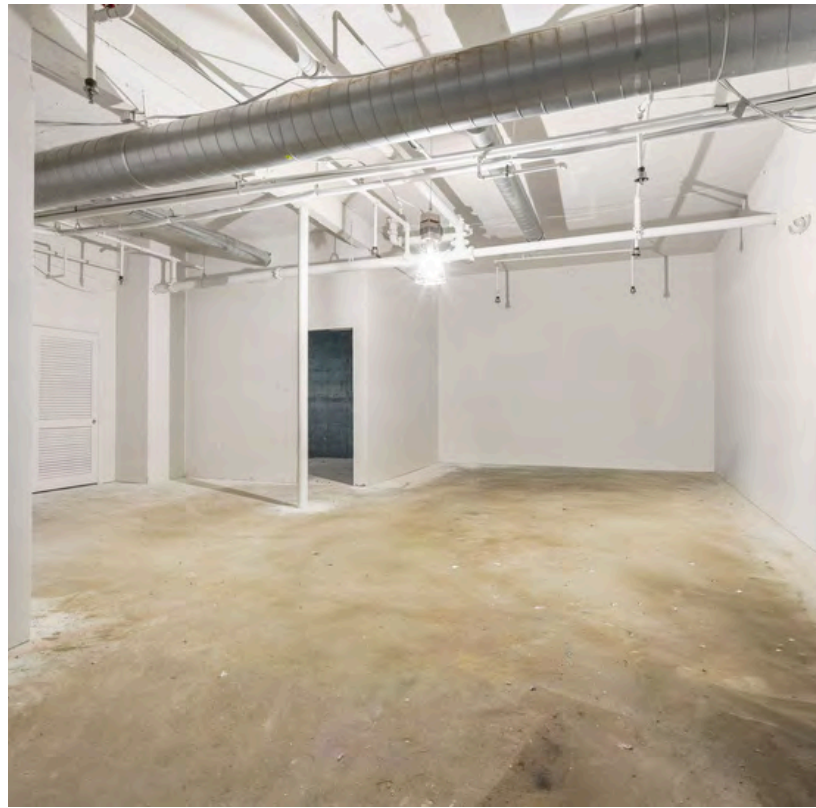
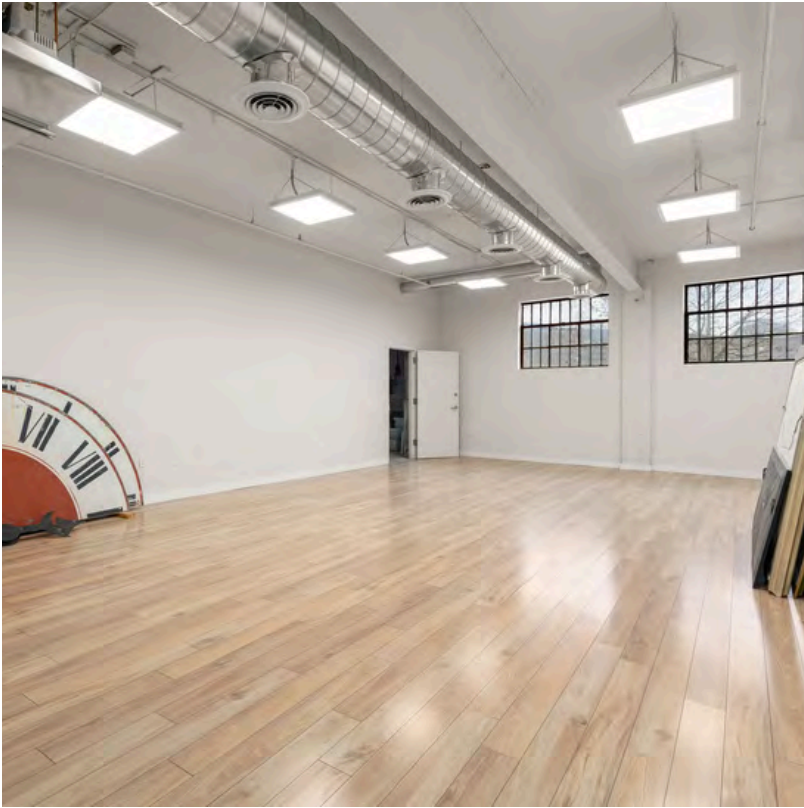


SALE PRICE: *Subject to Offers*

Warehouse



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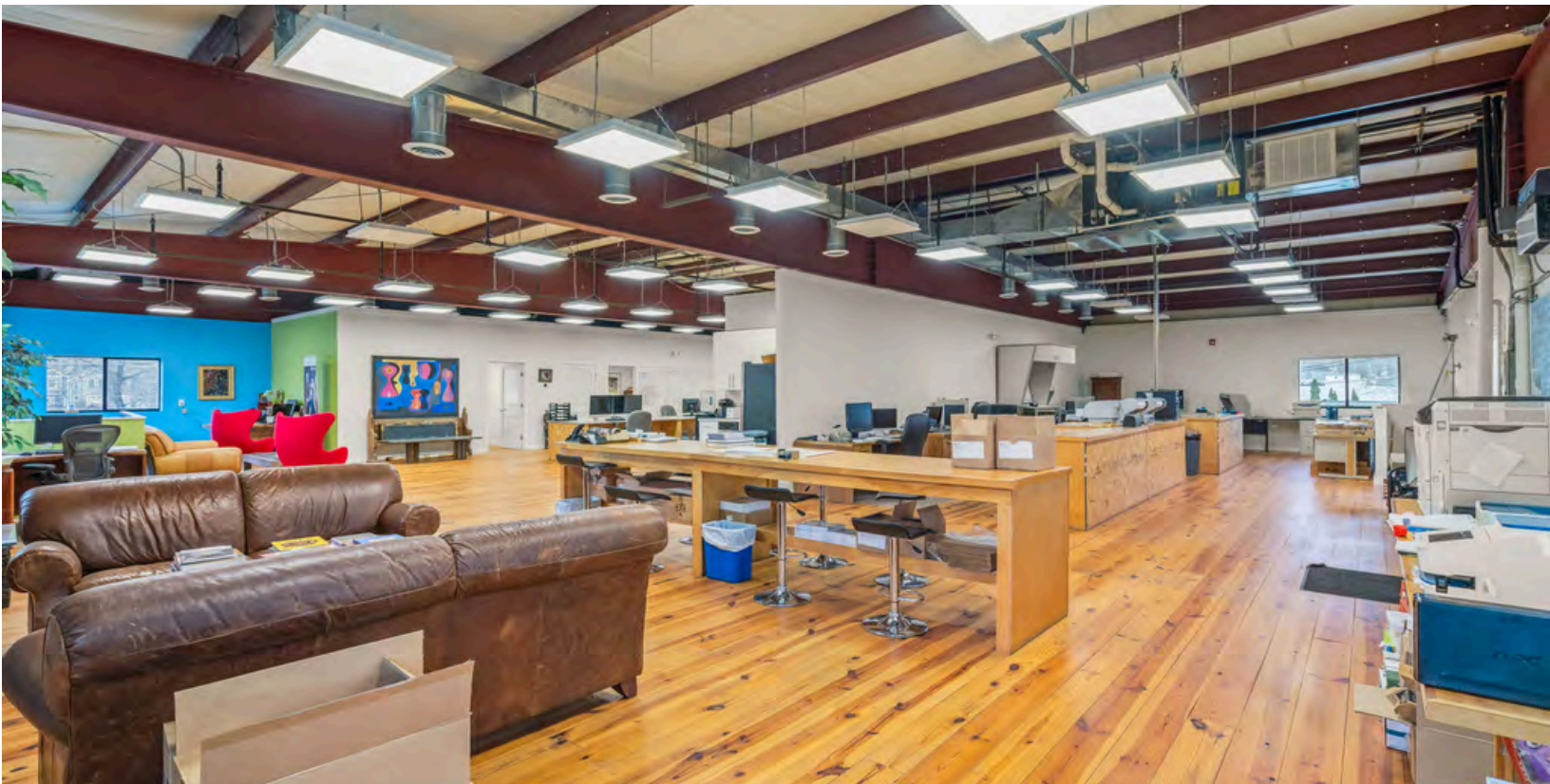
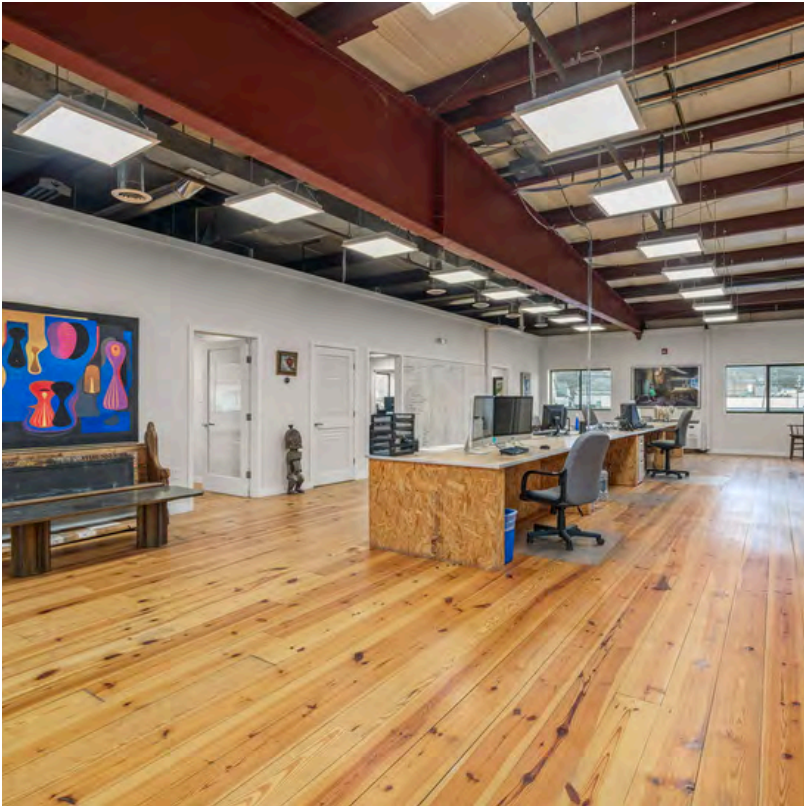


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Office

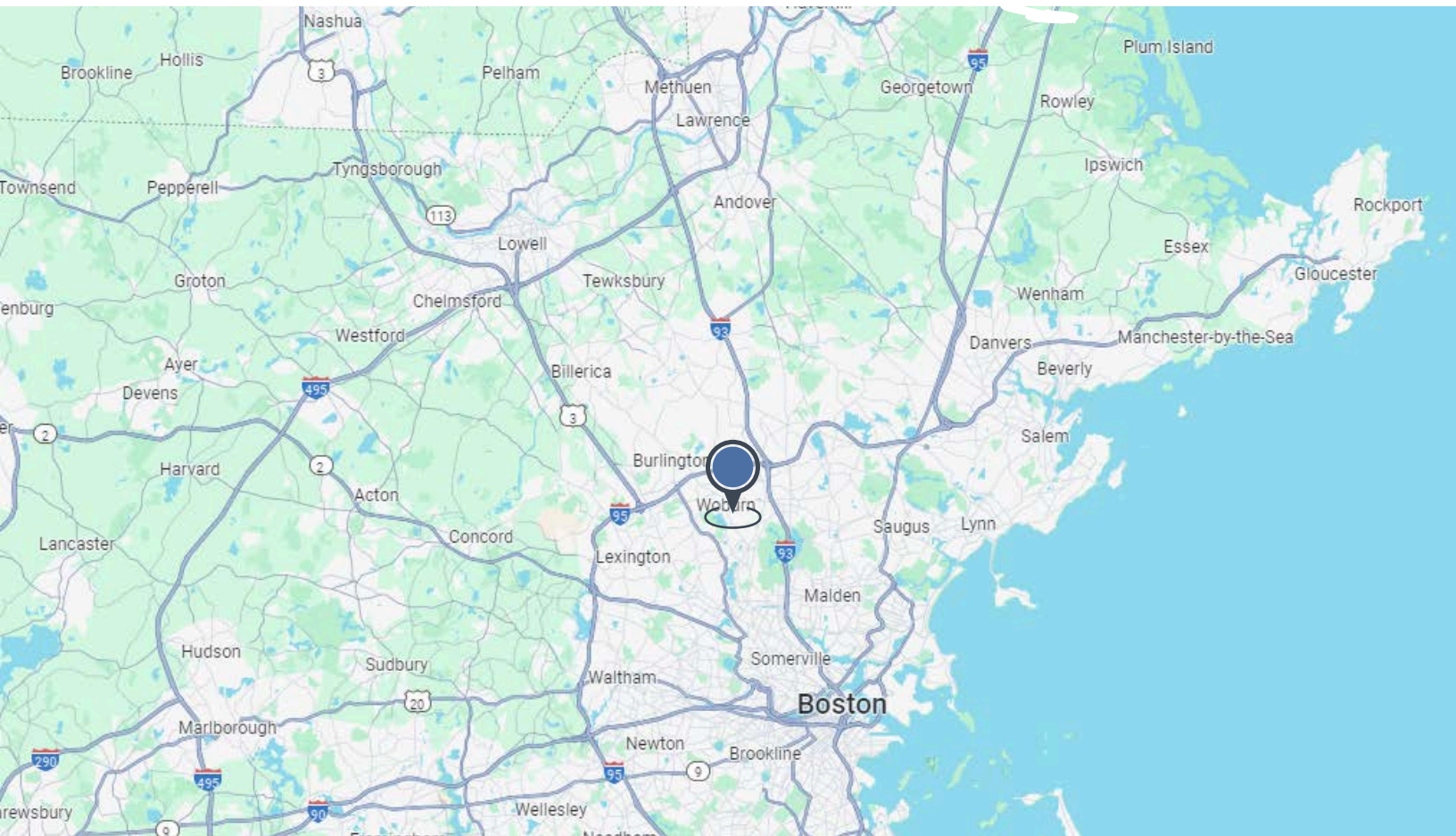


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Distances

Route 3:

1.9 Miles



I-93:

1.9 Miles



I-95/Rt. 128:

2.1 Miles



FOR MORE INFORMATION

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