

# 485

**Wildwood Ave**

Woburn, Massachusetts



## **62,250 - 132,410 SF**

**Available Industrial Space**

With immediate access to I-93 and I-95

# BUILDING SPECIFICATIONS



Available Premises  
**62,250 - 132,410 SF**



Total Building Size  
**132,410 SF on 5.64 Acres**



Zoning  
**IP - Industrial Park**



Ceiling Height  
**28' to eaves**



Loading Docks  
**Twenty Two (22) tailboards with levelers in the available premises.**  
**One (1) Grade Level Door**



Bay Spacing  
**40' X 50'**



Floor  
**6" Thick**



Roof  
**Rubber Membrane- Right side replaced 2015, left side replaced 2017**



Rail  
**SIX (6) rail doors - served by PAN-AM Railways**



Lighting  
**T-5 lighting with sensors**



Power  
**2000 amps @ 480 volts building service**



Heat  
**Ceiling-hung gas blowers**

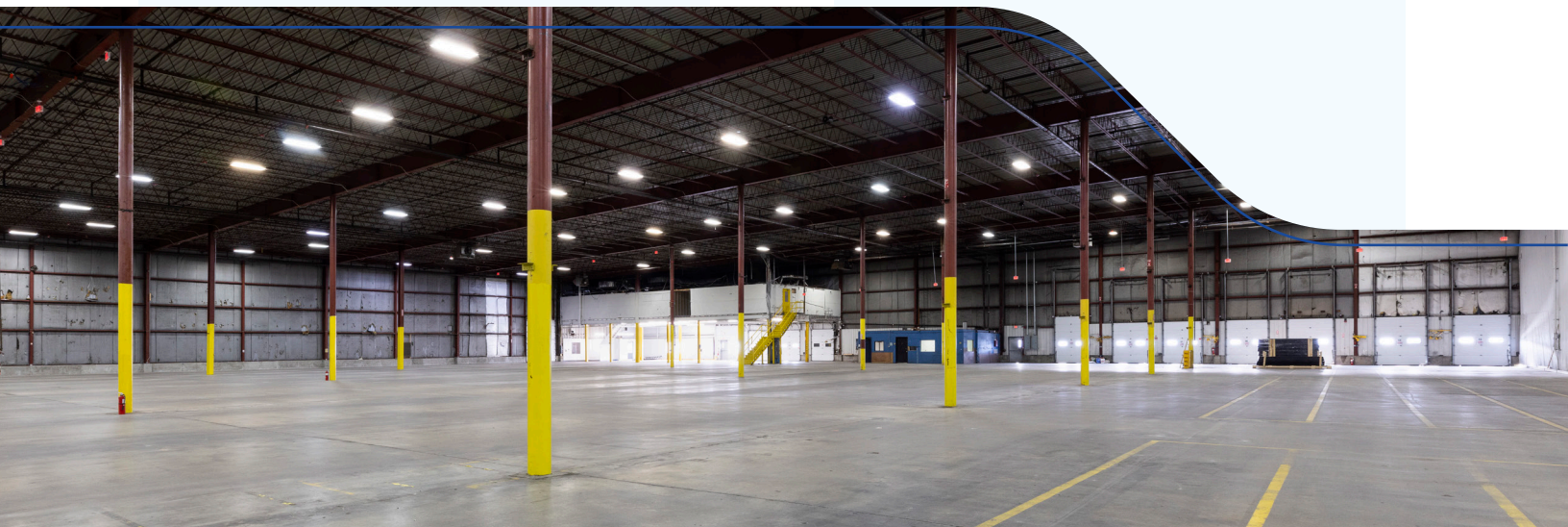


Safety  
**Wet sprinkler system**



Current taxes  
**\$1.21 PSF**

Current CAM  
**\$1.26 PSF**

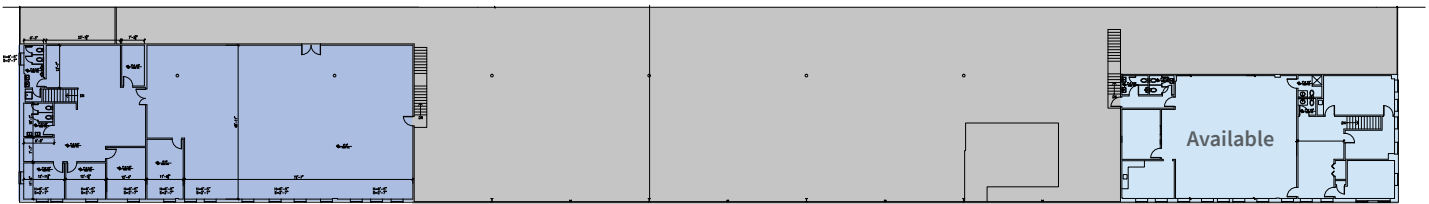
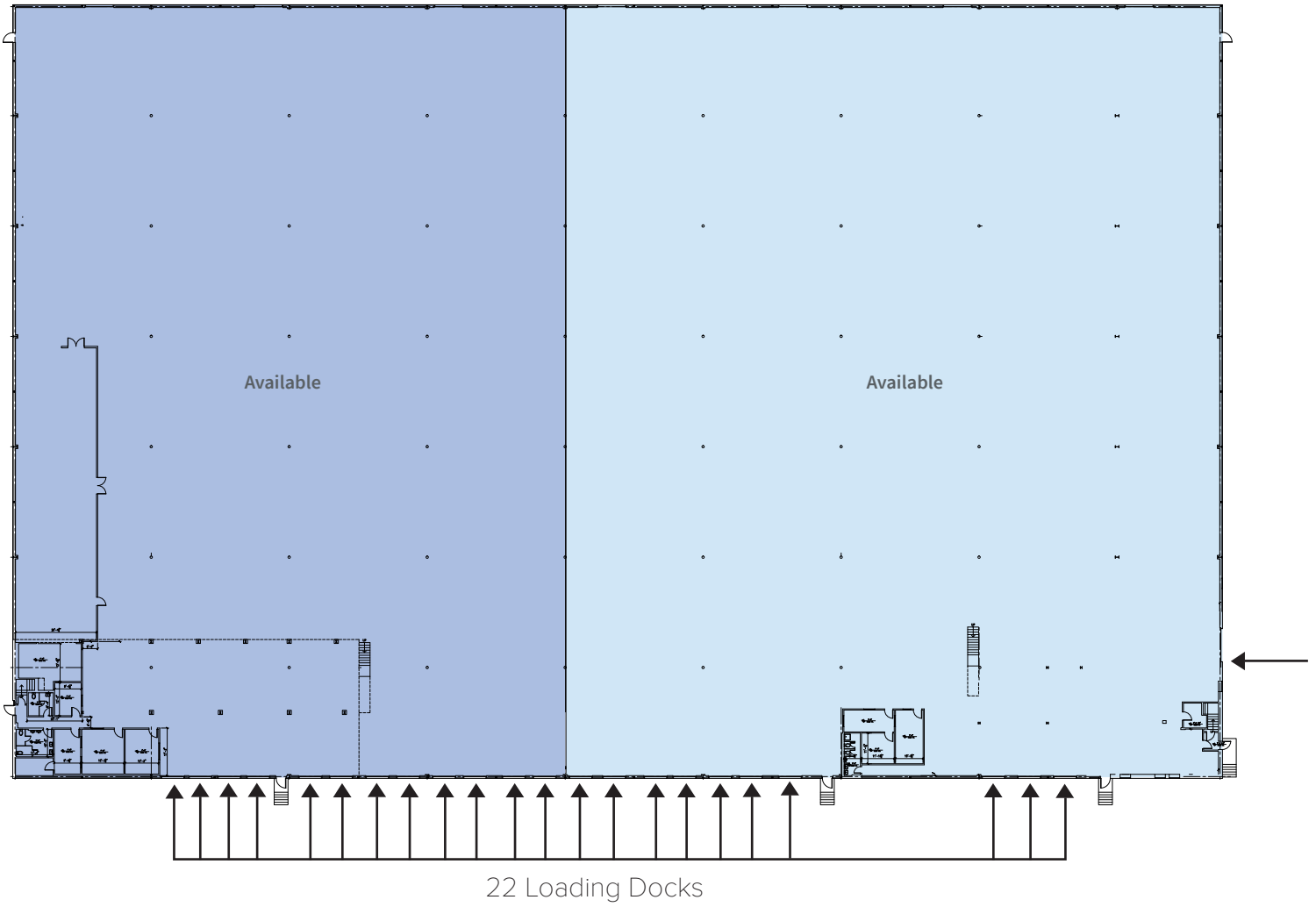




# FLOOR PLAN

70,160 SF

62,250 SF







BOSTON  
20 MINUTES



485  
Wilderwood Ave



## LOCATION

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- Immediate access to [I-93](#) and [I-95](#)
- 13 miles to downtown [Boston](#)
- 12 miles to [Logan Airport](#)
- 13 miles to [I-495](#)
- 16 miles to [I-90](#)

## CONTACT

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