



OFFERING MEMORANDUM

16 CONN ST
WOBURN, MA 01801

MANSARD  

Table of Contents

Executive Summary	3
Property Details	4
Interior Photos	5
Interior Photos	6
Exterior Photos	7
Floor Plan	8
Area Map	9
Environmental History	10
Site Plan & Environmental	11

14 Essex Street, Andover, MA 01810

617.674.2043

advisors2@mansardcre.com

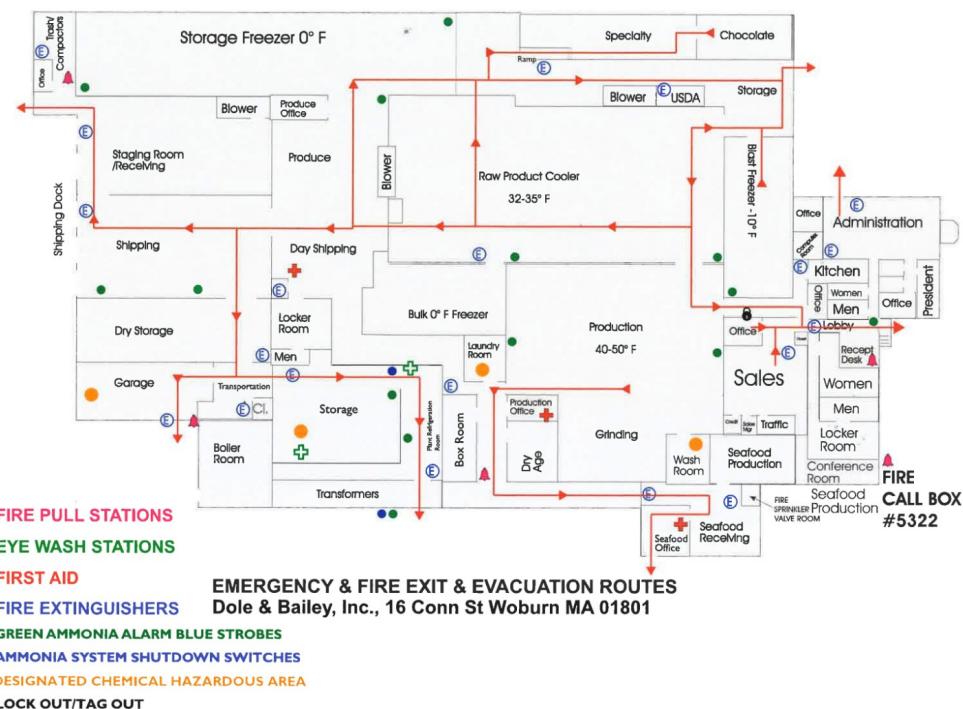
mansardcre.com

AGENCY & FIRE EXIT & EVACUATION ROUTES

Bailey, Inc., 16 Conn St Woburn MA 01801

MANSARD 

Executive Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	53,319 SF
Lot Size:	180,953 SF
Number of Units:	1
Year Built:	1955
Zoning:	I-G & R2
Market:	Boston MSA
Submarket:	Route 128 North

PROPERTY OVERVIEW

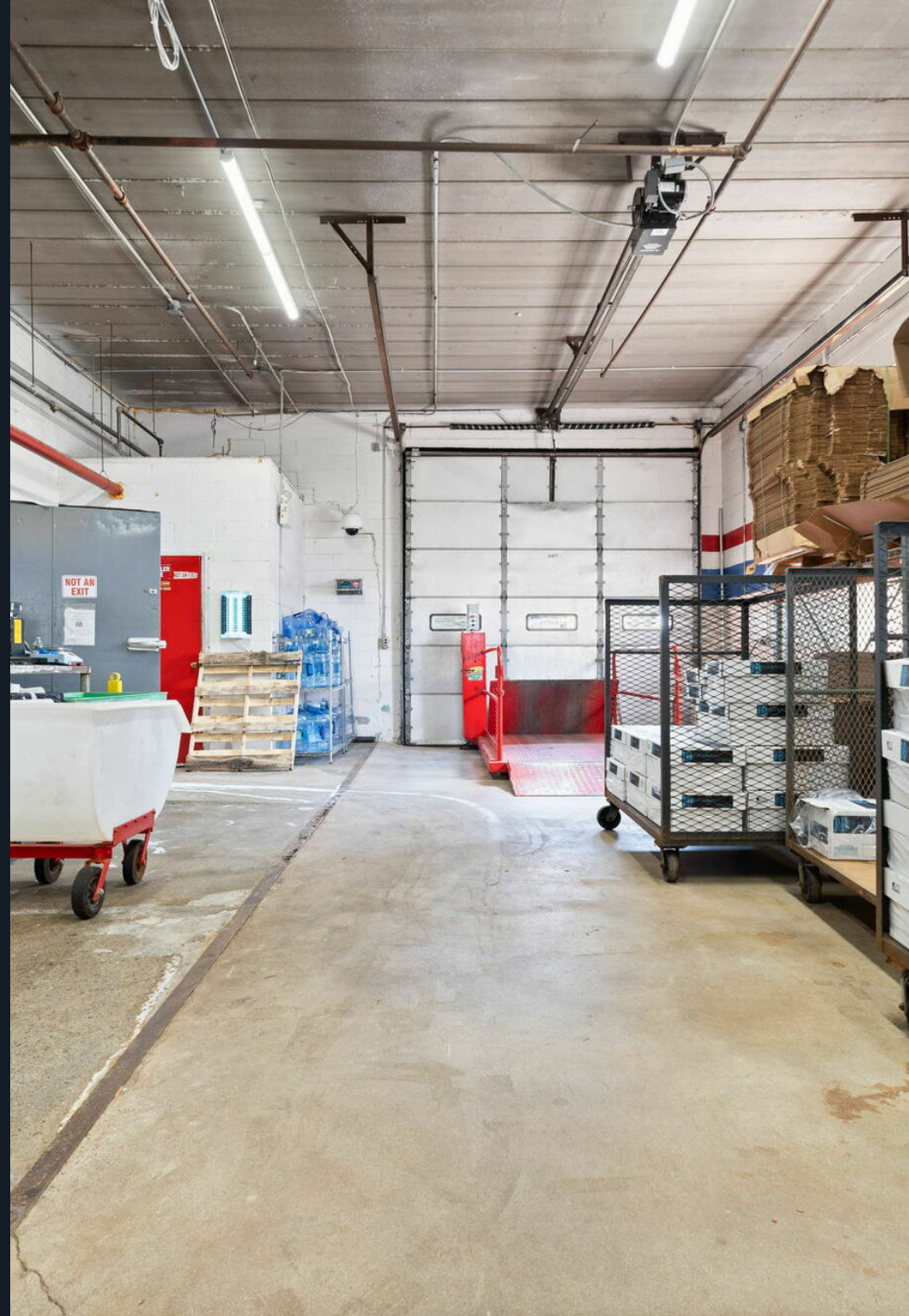
16 Conn Street, Woburn, MA presents an opportunity to acquire a fully integrated, USDA and FDA certified food processing and distribution facility. The property will be delivered vacant at closing. Situated on 4.05 acres, the 53,319 SF single-story brick and masonry facility has been owner-operated by Dole & Bailey since the early 1980s and is purpose-built for the processing, storage, and distribution of meat, seafood, produce, and dry goods. The property includes integrated refrigeration, ventilation, and climate control systems, with all non-affixed FF&E excluded. While a portion of the site is subject to a recorded MassDEP Activity and Use Limitation (AUL), it does not affect current operations, ensuring continued high-performance use in a prime industrial corridor north of Boston.

PROPERTY HIGHLIGHTS

- 53,319 SF Meat Production Plant
- Zoned I-G & R2
- Built in 1979
- 10 loading docks
- 70 Vehicle Parking
- Proximity to 128, 93, Routes 3 & 2.

Property Details

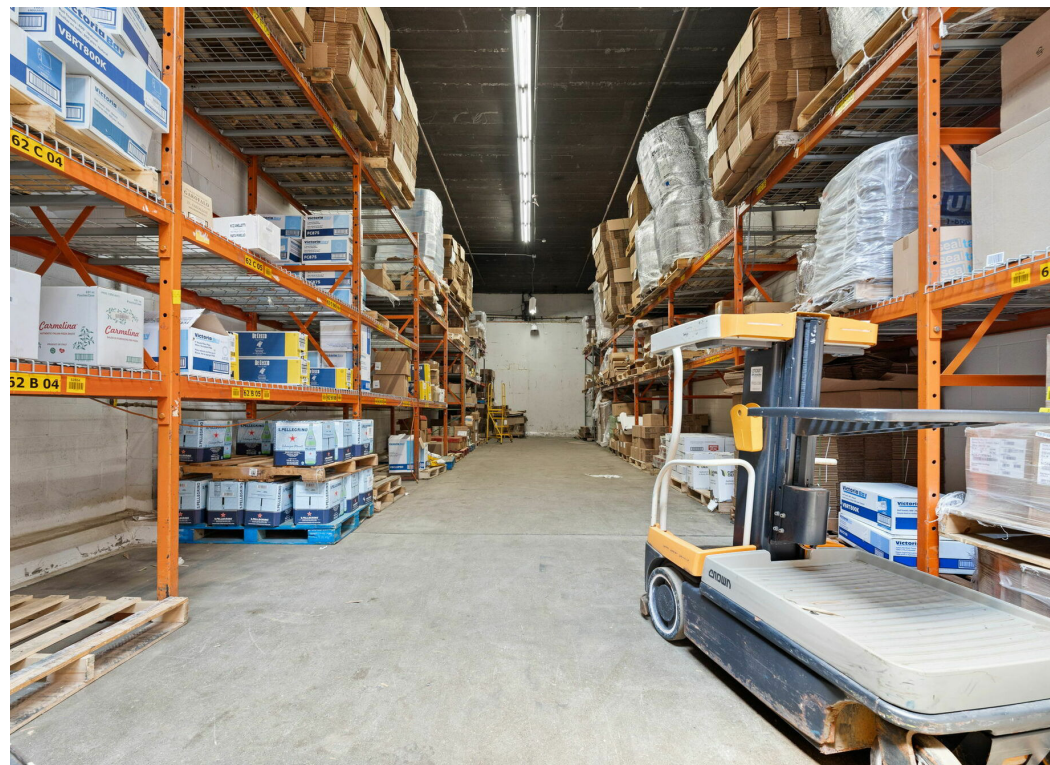
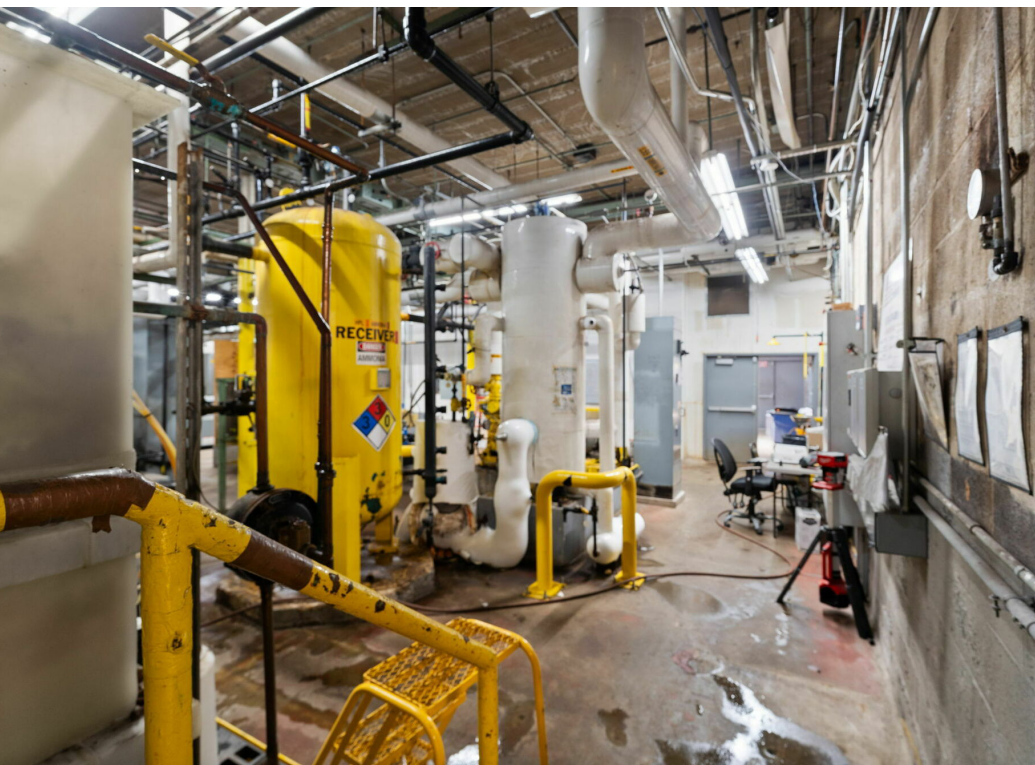
Sale Price:	Subject to Offer
Building Size:	53,319 SF
Lot Size:	180,953 SF
Number of Units:	1
Year Built:	1955
Zoning:	I-G & R2
Market:	Boston MSA
Submarket:	Route 128 North
Raw Product Cooler:	32-35° F
Production Room:	40-50° F
Bulk Freezer:	0° F
Blast Freezer:	-10° F
Storage Freezer:	0° F
Loading Docks:	10
Drive-in Doors	2



Interior Photos



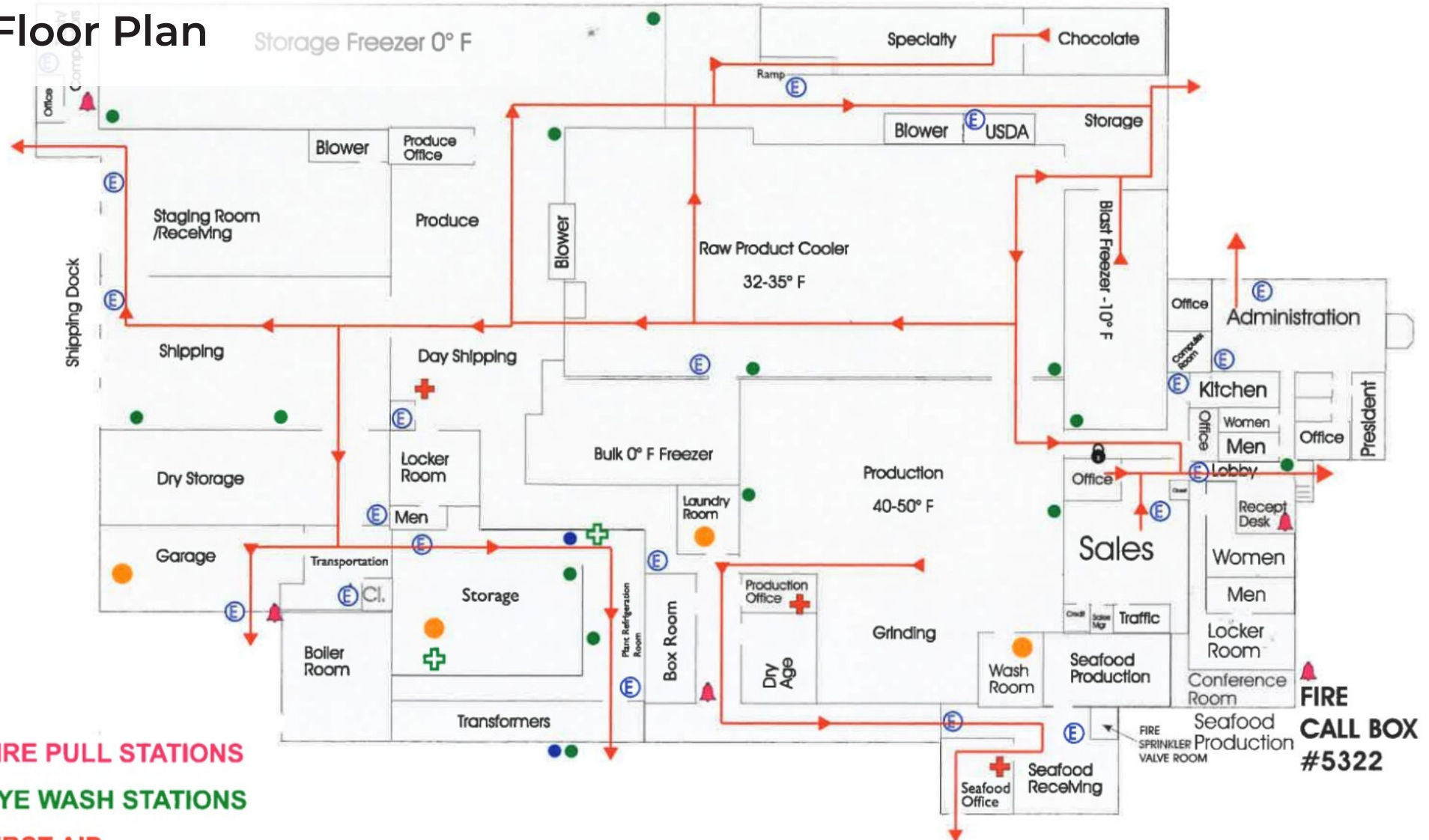
Interior Photos



Exterior Photos



Floor Plan



FIRE PULL STATIONS

EYE WASH STATIONS

FIRST AID

FIRE EXTINGUISHERS

GREEN AMMONIA ALARM BLUE STROBES

AMMONIA SYSTEM SHUTDOWN SWITCHES

DESIGNATED CHEMICAL HAZARDOUS AREA

LOCK OUT/TAG OUT

EMERGENCY & FIRE EXIT & EVACUATION ROUTES
Dole & Bailey, Inc., 16 Conn St Woburn MA 01801

**FIRE
 CALL BOX
 #5322**

Area Map

Desktop Metal
KINGS
The Cheesecake Factory
BARNES & NOBLE
Yard House
Eddie V's
Long's
AMC THEATRES
Wegmans
BANCROFT
Residence INN BY HARRIOTT
TAVERN IN THE SQUARE
NORDSTROM
Lahey Hospital & Medical Center
PRIMARK

FIVE TEN
UNITED STATES POSTAL SERVICE
HomeGoods
Surf SEAFOOD
Red Roof
TJ-maxx
CAFFE NERO
Sally's APizza
MAYE'S MASTERS
MARKET BASKET
LOWE'S
Fairfield BY HARRIOTT
Citizens

MIDE
ONEDAY DOORS & CLOSETS
ANIXTER
ESC
Tighe
ABC Supply Co. Inc.
BSN SPORTS
Black Lab Alarm
P

The UPS Store
Hilton
Chick-fil-A
COMCAST
STAPLES
NEW ENGLAND
FleetPride
110 Grill
JOHNSON PAINTS
Sun & Ski Sports
Hampton
BI'S WHOLESALE CLUB
CLEARTRIDE
MAK MAKI
Godavar
NISSAN

FIVE GUYS
five BEL'W
Bath & Body Works
verizon
3 AMIGOS TAQUERIA
MICHAEL'S
SUPER CUTS
Famous Footwear
Target

LORD HOBBS
CSC SERVICEWORKS
indigo
RAINBOW
INTERSTATE

Hilton Garden Inn
STAYBRIDGE SUITES

16 Conn St,
Woburn, MA

Mobil
FILTER
Millipore
Sigma
Burger King
Stewart Hunt

McDonald's
TRADER JOE'S
BOB'S DISCOUNT FURNITURE

GREENE RUBBER COMPANY

Boston Children's

DSW
NORDSTROM
redbox
OLD NAVY
CYCLE LOFT
BURLINGTON wine & spirits
MART
FIVE GUYS
MARKET BASKET

7 ELEVEN
SEAVER
TACO BELL
Peoplefit
WINCHESTER CO-OPERATIVE BANK

verizon
Wild Birds Unlimited
Franchise Opportunity
WHOLE FOODS MARKET

FBM
LASERSHIP
CUBE SMART self storage
Ryder

ACE Hardware
STOP & SHOP
China Sky
UNITED STATES POSTAL SERVICE
WINCHESTER SAVINGS BANK
NOUVELLE MAISON FINE PROVISIONS

BOSTON, MA
11.0 Miles

Environmental History

ENVIRONMENTAL DISCLAIMER – 16 CONN STREET, WOBURN, MA

The subject property, 16 Conn Street, Woburn, MA, is subject to environmental conditions governed by the Massachusetts Contingency Plan (MCP) under Release Tracking Number (RTN) 3-32711. Environmental investigations have identified the presence of petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), metals (including lead and mercury), and cyanide in soil and groundwater attributable to historic industrial operations, including prior use by the Woburn Gas Light Company and the presence of historic fill.

A Permanent Solution with Conditions was filed with the Massachusetts Department of Environmental Protection (MassDEP) on May 26, 2023. This solution includes the recording of a Notice of Activity and Use Limitation (AUL) on approximately 99,513 SF of the property, primarily exterior paved and unpaved areas, to maintain a condition of No Significant Risk under commercial and industrial use.

Key AUL Restrictions and Requirements:

Permitted Uses: Commercial and industrial activities may continue, including landscaping and construction, provided that no excavation occurs deeper than 3 feet below grade without compliance measures.

Restricted Uses: Residential, institutional (e.g., hospitals, schools), and park uses are strictly prohibited. The cultivation of fruits and vegetables for human consumption is also prohibited.

Soil Disturbance Requirements: Any excavation exceeding 3 feet below grade or any off-site soil relocation requires: Oversight by a Licensed Site Professional (LSP) & a Soil Management Plan and a Health & Safety Plan.

Contamination: Impacted soils and groundwater are consistent with historic fill materials. Groundwater is classified GW-1, GW-2, and GW-3 and meets applicable risk thresholds under the MCP.

Environmental Condition: A condition of No Significant Risk to human health, safety, and the environment exists with the AUL in place. No further remedial actions are required at this time.

Important Notice to Buyers: The AUL runs with the land and must be disclosed in all future deeds, leases, and property transfers. It is the responsibility of the Buyer to comply with the terms of the AUL and to obtain appropriate professional guidance when planning any ground-intrusive activity within the restricted area. The AUL and related environmental documentation are available upon request and should be reviewed in full prior to acquisition or development planning.

This summary is provided for informational purposes only and does not constitute legal advice. Prospective purchasers are encouraged to consult with environmental counsel or a Licensed Site Professional (LSP) for a complete understanding of the environmental conditions affecting the property.

LEGEND

Site Plan & Environmental

AUL LIMITS - FOR RTN 3-2404
(PER L.C. DOC # 1,007,389)

LAND COURT PLAN 28650A

ASSESSORS:

MAP 59, BLOCK 27, LOT 8

ZONING:

GENERAL INDUSTRIAL DISTRICT 7-G

REFERENCES:

LAND COURT CERTIFICATE #185508
LAND COURT PLAN 28650A

RECORD OWNER:

DOLE AND BAILEY, INC.
16 CONN STREET
WOBURN, MA 01889

NOTES:

- 1) THIS PLAN HAS BEEN PREPARED TO SHOW AN AREA SUBJECT TO AN ACTIVITY AND USE LIMITATION.
- 2) THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.
- 3) THE MATH ON THE EXISTING AUL IN L.C. DOC # 1,007,389 IS FLAWED. WHILE THE FIGURE CALLED "THE RESTRICTED AREA" DOES CLOSE, IT IS NOT THE 5 FEET OFF THE PROPERTY LINE THAT IT PURPORTS. IT FALLS 2.21' OFF THE 74.91' SIDE (OF SAID AUL) AND 1.98' OFF THE 18.00' SIDE (OF SAID AUL). FOR DEPICTING ON THIS PLAN, WE HAVE HELD THE INTENT OF THAT AUL, BEING 5 FEET OFF THE PROPERTY LINE.



SITE ADDRESS:

16 CONN STREET

Woburn, Massachusetts 01888

PREPARED FOR:

ATLAS
TECHNICAL
CONSULTANTS
LLC

10 State Street, Suite 100
Woburn, Massachusetts 01801

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Environmental
Consultants

315 Elm Street, Marlborough, MA 01752
Voice: (508) 460-1111, Fax: (508) 460-1121
www.hancockassociates.com



NO.	DATE	ISSUE/REVISION DESCRIPTION
1	JOB	5-8-23 REMOVE PROP./EXT'G IN LEGEND

ACTIVITY AND USE
PLAN OF LAND
IN
WOBURN, MA

DATE: May 08, 2023 10:00 am
FILE: 26319sv.dwg

LAYOUT: AUL

SHEET: 1 OF 1

PROJECT NO.: 26319

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS.

5/23
DATE
FOR REGISTRY USE

I CERTIFY THAT THE PROPERTY LINES SHOWN
ARE THE LINES DIVIDING EXISTING OWNERSHIPS,
AND THE LINES OF STREETS AND WAYS SHOWN
ARE THOSE OF PUBLIC OR PRIVATE STREETS OR
WAYS ALREADY ESTABLISHED, AND THAT NO NEW
LINES FOR DIVISION OF EXISTING OWNERSHIPS OR
FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS
CHAPTER 41, SEC. 81-X).

5/23
DATE
PROFESSIONAL LAND SURVEYOR

Exhibit A-2
Sketch Plan

SCALE: 1" = 30'

MANSARD



14 Essex Street, Andover, MA 01810

617.674.2043

advisors2@mansardcre.com

mansardcre.com

At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:
Sales, Leasing and Valuations

OFFERING MEMORANDUM