

# 1 Nablus Road

Wakefield | Massachusetts

**LEASING BROCHURE**



[www.1nablus.com](http://www.1nablus.com)

# 1 Nablus Road

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## EXECUTIVE SUMMARY



1 Nablus Road is a rare opportunity to lease a high-clear industrial facility in Wakefield, Massachusetts – one of the most supply-constrained submarkets north of Boston. The 13,763 square foot freestanding building combines nearly 10,000 SF of open, 20'5" clear-height warehouse space with over 3,700 SF of finished office on two levels. With its heavy power, multiple loading options, and efficient layout, the property is ideally suited for a wide range of uses, including distribution, light manufacturing, contractor operations, or flex/R&D.

Located just off I-95/Route 128 and minutes from I-93 and Route 1, the site offers unbeatable logistics and access to Greater Boston's labor pool. The building sits on a ±2-acre parcel with generous parking, maneuvering space, and strong curb appeal. Delivered clean and move-in ready, this property gives tenants a turn-key industrial solution with flexible lease terms and competitive pricing.

# PROPERTY HIGHLIGHTS



## Prime Location

Just off I-95/I28 and minutes from I-93 and Route 1 – 12 miles to downtown Boston.



## Versatile Facility

±13,763 SF with 20'5" clear warehouse and two levels of climate-controlled office. Expandable.



## Robust Infrastructure

3 drive-in doors, 1 loading dock, and 800 Amps / 480V / 3-phase power.



## Move-In Ready

Existing office build-out with HVAC, new warehouse lighting/ windows, and restrooms in place.



## Ample Parking

±27 striped spaces and large paved yard for truck flow.



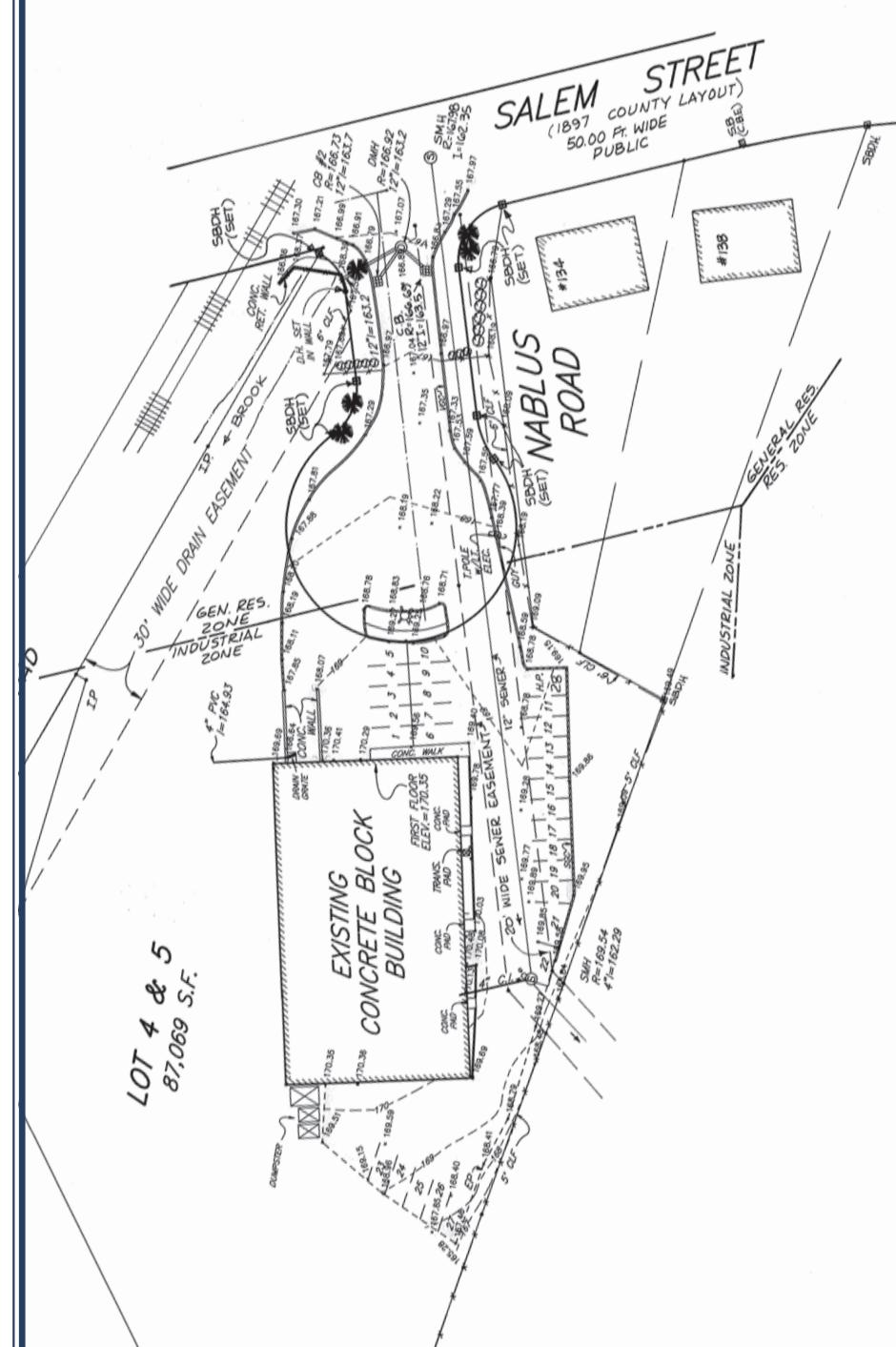
## Flexible Lease Terms

Landlord can accommodate short- or long-term leases at \$18/ SF NNN.



## PROPERTY OVERVIEW

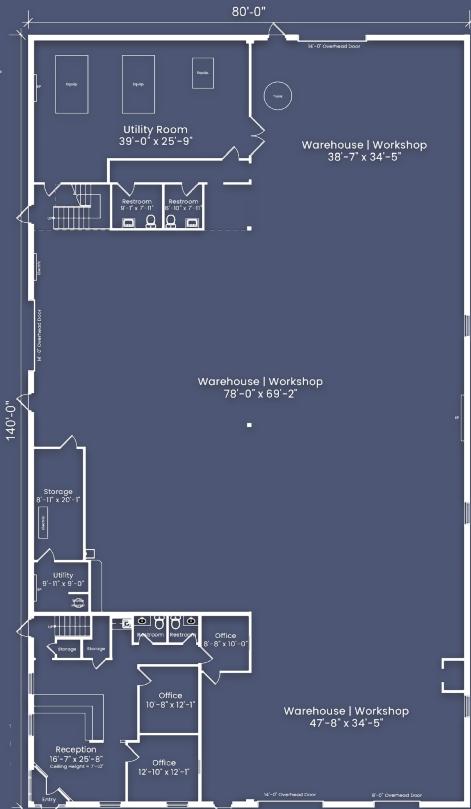
Category	Details
Total Building Size	13,763 SF (9,991 SF warehouse + 3,772 SF office)
Clear Height	20'5" clear to beams (22'10" overall deck height)
Loading Access	3 oversized drive-in doors (14') + 1 exterior loading dock
Power	3-phase, 480 Volt, 800 Amp service distributed throughout with line drawing available.
Office Space	2 levels - reception, private offices, open areas, kitchenette, restrooms
Warehouse Features	Gas heat, LED lighting, concrete floor, observation deck
Construction	Masonry and steel (built 1997), fully sprinklered and fire-alarmed
Lot Size	±2.00 acres
Zoning	Light Industrial (LI), Town of Wakefield
Parking	Approx. 27 striped spaces with truck access
Condition	Delivered clean and ready for occupancy - Available Now
Lease Terms	Flexible (short- or long-term), \$18/SF NNN + utilities and expenses



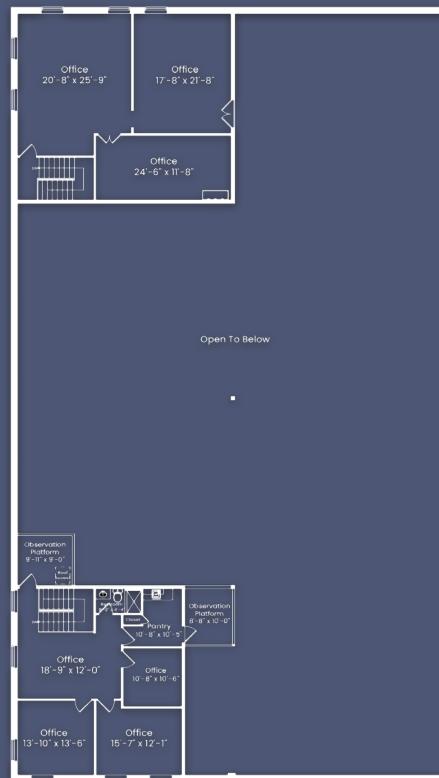
# AVAILABLE SPACE

Area	SF	Highlights	Delivery
Warehouse	9,991	20'5" clear height, open span, 3 drive-ins, 1 dock, gas heat, bright LED	Immediate
Office (1st Floor)	1,209	Reception, 2 offices, IT closet, 2 restrooms	Immediate
Office (2nd Floor)	2,563	Multiple offices, open workroom, kitchenette, restroom, warehouse view	Immediate

## 1ST FLOOR - 1,209 SF



## 2ND FLOOR - 1,209 SF



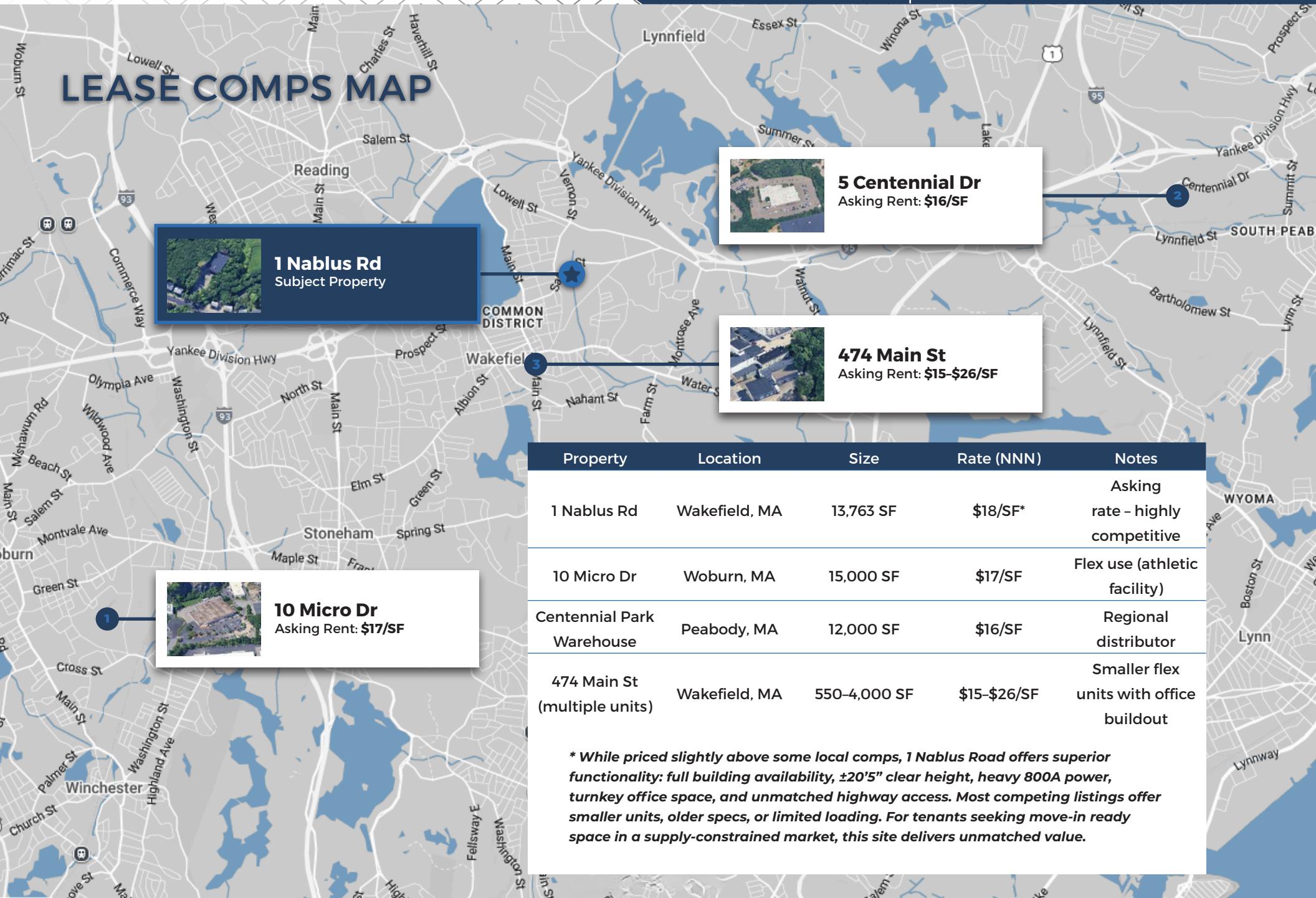
View and download floor plans at [www.1nablus.com](http://www.1nablus.com)







## LEASE COMPS MAP



## MARKET OVERVIEW

Located less than a half mile from the I-95/128 on-ramp and just minutes from I-93, 1 Nablus Road offers unmatched regional access to Greater Boston and beyond. The site is ideally positioned for last-mile distribution, suburban manufacturing, or any operation requiring efficient truck movement and workforce accessibility. Downtown Boston, Logan International Airport, and the Port of Boston are all within a 20-30 minute drive, ensuring efficient connections to urban customers and transportation infrastructure.

Wakefield is part of the vibrant North Suburban industrial corridor that includes Woburn, Reading, Lynnfield, and Burlington – all key nodes along the Route 128 and I-93 belts. This area is home to a diverse mix of commercial and industrial users, including distribution centers, R&D firms, and service providers, making it a highly desirable location for growing businesses.

Nearby commercial hubs include Centennial Park in Peabody, Edgewater Office Park in Wakefield, and large distribution centers in Wilmington and Danvers. The region also offers a well-educated workforce, excellent infrastructure, and convenient access to transit and amenities – allowing tenants to attract talent while benefiting from suburban efficiency and lower operating costs compared to urban core locations.

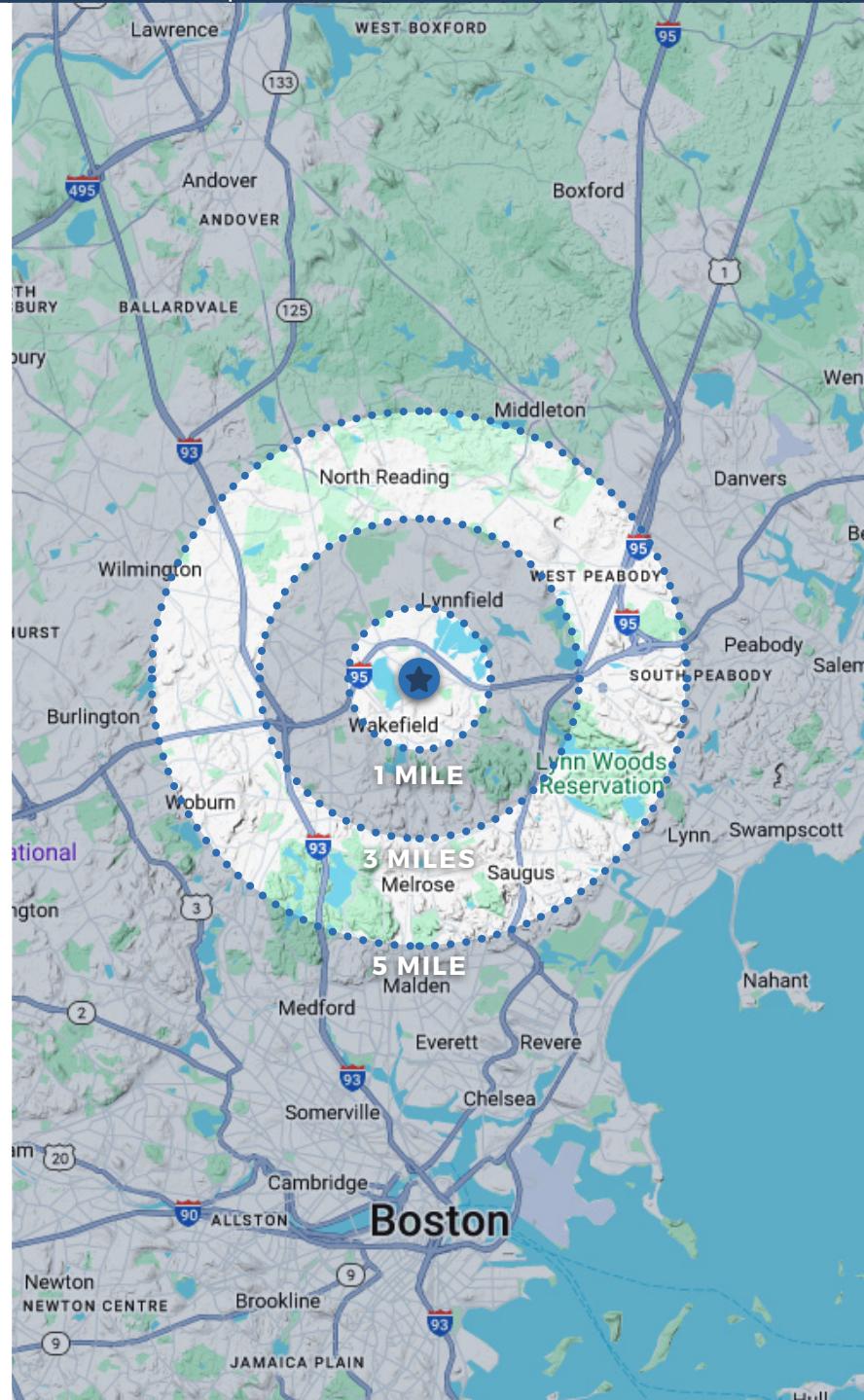
This established industrial zone offers both suburban convenience and city reach. Local amenities, transit access, and a highly educated workforce add further appeal for tenants. With few modern, high-clear options of this size and quality available, 1 Nablus Road presents a standout leasing opportunity in one of Boston's most strategic and accessible fringe submarkets.

## DEMOGRAPHICS

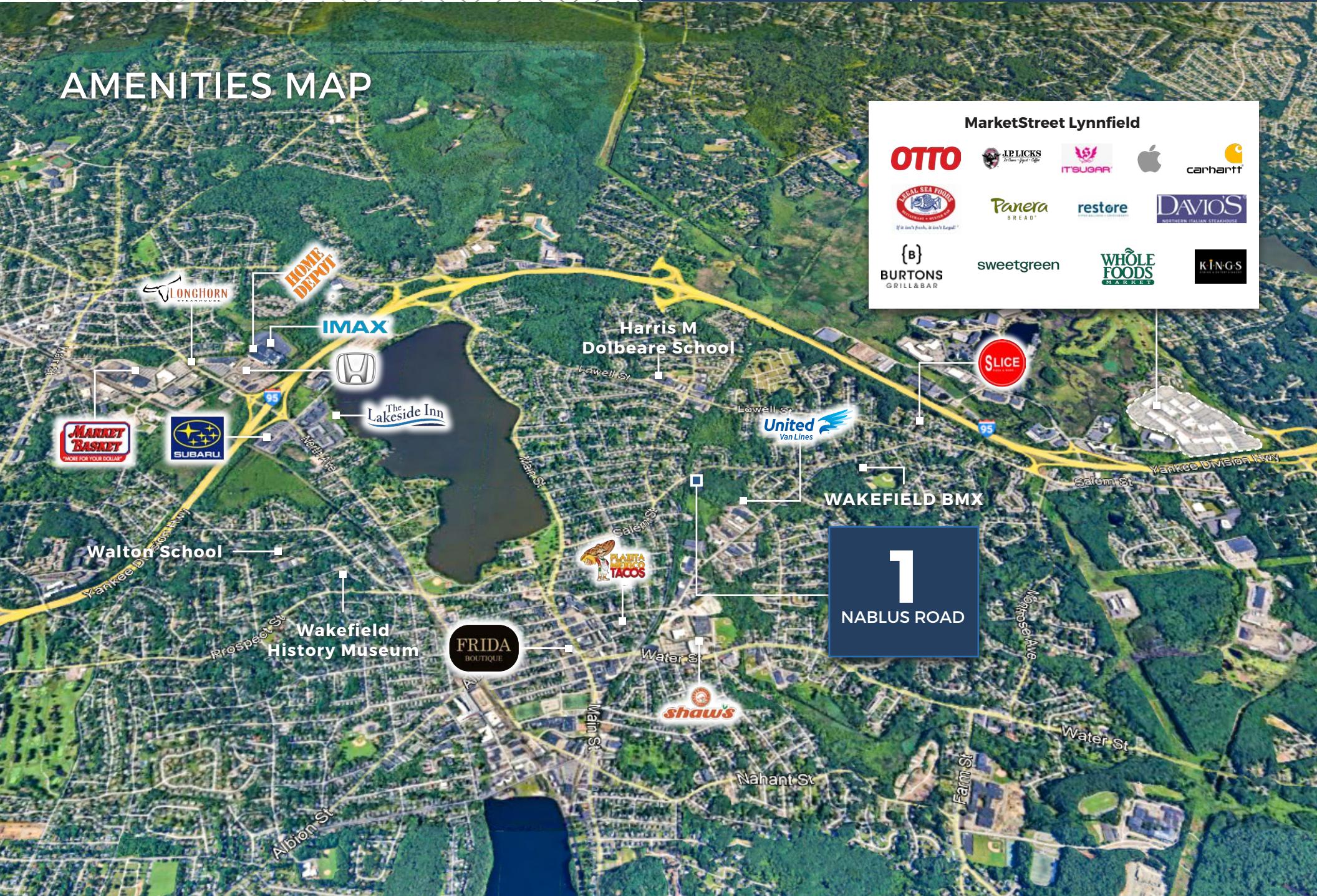
Radius	Population (2025 est.)	Avg. Household Income	Daytime Population
1 Mile	~8,500	~\$110,000	~9,000
3 Miles	~95,000	~\$120,000	~100,000
5 Miles	~215,000	~\$115,000	~210,000

The area surrounding 1 Nablus Road offers a compelling combination of population density, affluence, and workforce availability. Within a 5-mile radius, the population exceeds 215,000 residents, with average household incomes ranging from \$110,000 to \$120,000 – well above national averages. This affluent and educated community provides a strong base for both staffing and customer engagement.

The local daytime population mirrors the residential base, with over 200,000 people present during business hours, supported by nearby office parks, retail centers, and medical facilities. This ensures a robust labor pool for industrial tenants and strong daytime demand for service-oriented operations. Wakefield's location along the Route 128 corridor places businesses in close reach of Boston's talent pipeline while benefiting from suburban convenience and lower operational costs.



# AMENITIES MAP



## REGIONAL MAP



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