



Surlamer Investments
(949) 640-0801

Route 125 & Interstate 93

WILMINGTON, MA

Wilmington Highway Industrial Center
16 Developable Acres • Ample Frontage Along Route

Executive Summary

Golden Opportunity to acquire 41.24 acres of undeveloped land located in Boston's heavily traveled Technology Corridor at I-93/Route 125.

The offering consists of five parcels of land located east of Interstate 93 Northbound, Exit 41 off-ramp and south of Ballardvale Street (Route 125) in Wilmington, Massachusetts and has ample frontage to I-93.

Property features 16.3 acres of developable upland and a contiguous 9 acres of developable upland along I-93 and Rte 125 frontage.

Property is ideally situated between residential and commercial zones. The size and location make it ideal for many uses such as:

- Residential subdivision
- Mixed-use development
- Multifamily
- Education
- Last-mile distribution facility

Development will service the office and industrial business population and residents in the immediate area as well as the strong middle-to-high income communities of Andover, Wilmington, Reading, North Andover, North Reading and Tewksbury.

For a developer ready to break ground in the near term, recent activities by current ownership to invest in the property's due diligence and permitting may shave years off the project completion, including updated wetlands studies, concept plans, and engagement with MassDOT on a curb cut at the signalized intersection at Ballardvale Rd.

Current ownership holds the property free and clear of any debt and may have financing opportunities available.

Site Info & Demographics

Address	I-93 at Route 125, Wilmington MA
Total Acres	41.24
Developable Acres	16.3
Current Zoning	Residential R60
Street Frontage	I-93, RTE 125, Ainsworth Rd.
Topography	Upland area is flat
Utilities	TBD

Metropolitan Area	Boston
Major Highways	Route 125, 128 I-93, I-95, I-495
Median Age	41.4
Median Household Income	\$122,813
1-Year Growth	3.6%
Median Home Value	\$473,800
Homeowners	85.8%

TOPOGRAPHY

The Site ranges in elevation from 80 feet to 90 feet. The upland areas within the center are relatively flat. There is an approximately 15-foot grade change from the Route 125 Extension corridor.

TRAFFIC AND SITE ACCESS

A petition to MassDOT/OREED to request a break in the no-access line has been submitted to provide access off Route 125 Extension and is under review.

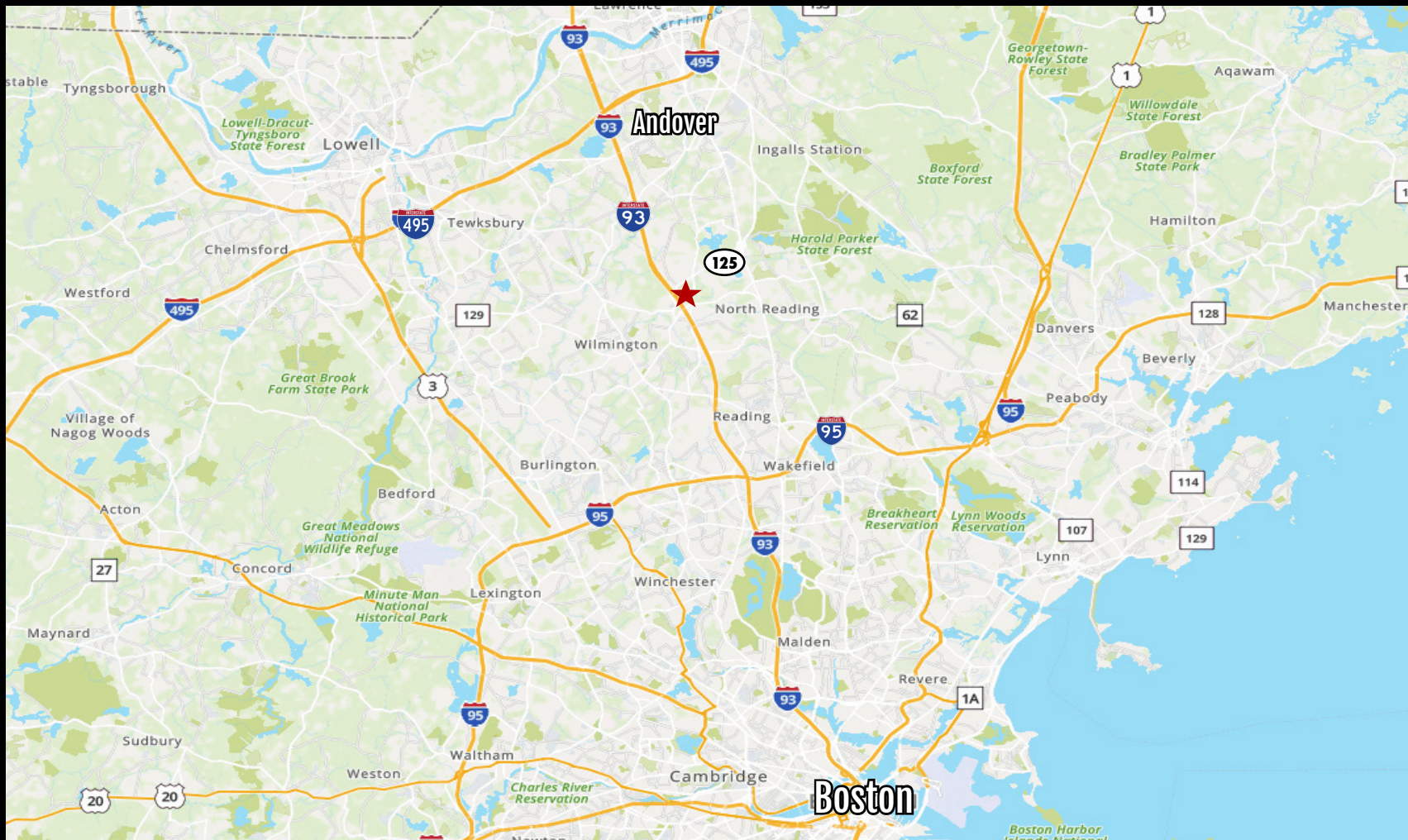
A Traffic Study was completed in 2021 on a high-intensity use concept plan to show that site access to a high intensity use development from the Ballardvale Rd. signal at Route 125 will have no or minimal traffic impact.

Currently the site has access from Ainsworth Rd.

Property Location

15 miles north of Boston, Wilmington is known as a hub for industry-leading tech and manufacturing companies. Ideal location on Route 125 with direct access to Interstate 93 via Exit 41 with ample I-93 Frontage and high visibility.

Affluent area with strong demographics.





FedEx Ground

Monogram Gourmet Foods

Symbotic

Frito-Lay

Locus Robotics

Bimbo Bakeries

Graybar Electric Supply



Vivint Solar



DUNKIN'

SUBWAY

Danvers Indoor Sports

NITCO

Ballardvale Office Park

the Habit
BURGER GRILL

Ballardvale St



Developable Area





Zoning Summary

The property is located in the R60 zoning district which allows for single family homes & accessory apartments, and education, recreation, and municipal uses. The Property was originally within the Town's master plan "Highway Industrial" zone which allows for many commercial uses such as; warehouse, r&d, medical office, professional office, retail, restaurant and many others.

The Site is bordered by Residence 60 zoning districts to the east and south, and General Industrial zoning districts to the north and west, in the form the Route 125 Extension right-of-way.

PERMITTED USES

The following is a list of the uses allowed as of right within the Residence 60 zoning district:

Single Family Dwelling, Accessory Apartment, Education, Municipal Use, Religion, Agriculture, Conservation, and Earth Removal.

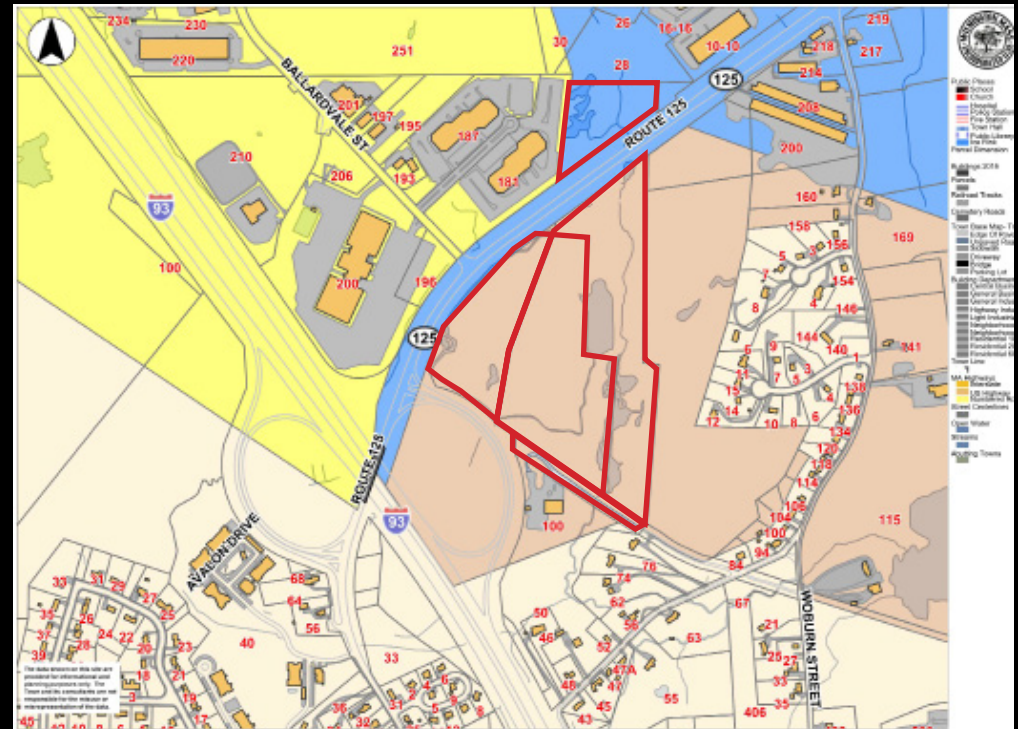
SPECIAL PERMIT USES

Recreation, Community Housing Facility, Municipal Building Reuse, Philanthropic, Nursery School, Greenhouses, and Public Service Utility.

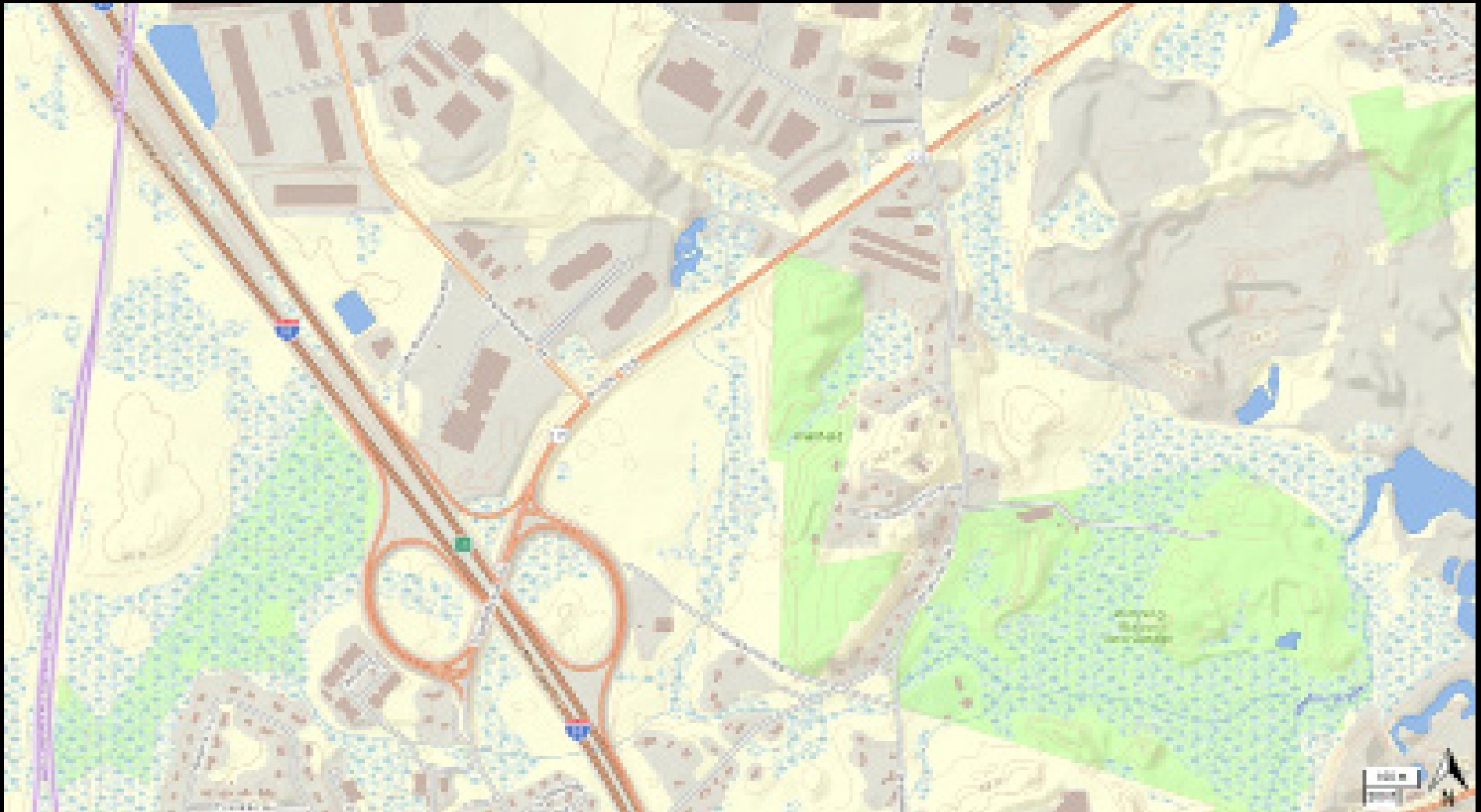
POTENTIAL USES

The following is a list of the potential uses requiring a zone change:

Multi-Family Housing, Retail, Business/Professional Office, Restaurant, Hotel/Motel, industrial such as last-mile distribution center, R+D.



MassGIS Map



WETLANDS ASSESSMENT

The wetlands were delineated and flagged by a Registered Professional Soil Scientist (RPSS) in November of 2020. The Site contains approximately 711,300 square feet (16.3 acres) of developable upland area.



CONCEPT PLANS

RESIDENTIAL



HOTEL AND RESTAURANT



RETAIL AND RESTAURANT



RETAIL AND OFFICE

