

# 100 RESEARCH DRIVE

WILMINGTON, MA



## 5,663 SF - 22,400 SF

R&D/FLEX/INDUSTRIAL SPACE  
AVAILABLE FOR LEASE



**MARTIGNETTI**  
REAL ESTATE



## AVAILABILITY SUMMARY



### SPACE DESCRIPTION

5,663 - 22,400 SF flex/industrial space with ample access to loading and front office presence.

### PROPERTY HIGHLIGHTS

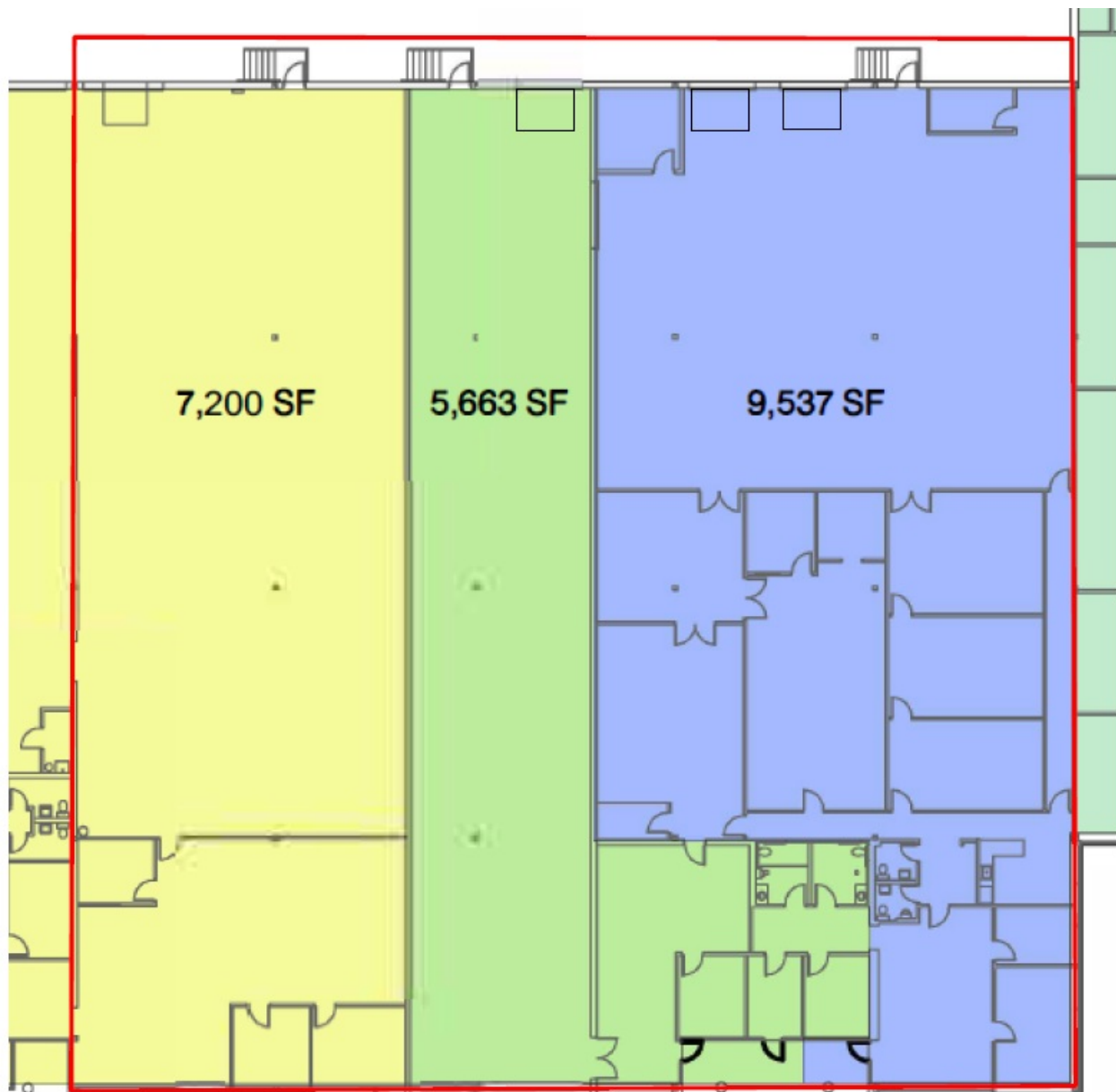
- Enconced in the rapidly expanding I-93 flex/R&D corridor
- 5,663 - 22,400 SF rarely available flex/R&D space with very versatile floor plan. Can accomodate subdivisions of 5,663 sf, 15,200 sf or 22,400 sf.
- Great visibility at the entrance to a well-known R&D park
- Ample loading and parking for broad flexibility in use of the building
- Excellent access to major highways and interchanges

### BUILDING SUMMARY

BUILDING SIZE:	103,000 SF
AVAILABLE SF:	5,663 SF - 22,400 SF
LOT SIZE:	12.5 ACRES
PARKING:	2.5/1000 SF
ZONING:	HIGHWAY INDUSTRIAL

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL POPULATION	36,520	106,704
COLLEGE/ADVANCED DEGREE	50%	-
WORKFORCE	24,015	69,612
AVG HH INCOME	\$152,628	\$154,828

## FLOOR PLAN





## HIGHLIGHTS



**PARKING**  
2.5/1000 SF



**ACCESS**  
1 MILE FROM I-93



**POWER**  
Up to 600A 120/208V



**CLEAR HEIGHT**  
16'



**LOADING**  
UP TO 5 TAILBOARDS



**WATER/SEWER**  
MWRA CONNECTED





# LOCATION MAP



**20-MINUTE** drive to Boston  
**2 MILES** from Ballardvale MBTA Commuter Rail  
**1 MILE** from Interstate 93  
**7 MILES** to Route 128 & I-495



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