



# ONE JEWEL DRIVE WILMINGTON, MA

FLEX / INDUSTRIAL / LIGHT LAB SPACE FOR LEASE

4,236 - 35,604 SF AVAILABLE





# ONE JEWEL DRIVE WILMINGTON, MA



4,236 - 35,604 SF  
AVAILABLE



192,868 SF  
TOTAL BUILDING SIZE



FLEX / INDUSTRIAL / LIGHT LAB  
PROPERTY TYPE



12.36 ACRES  
LAND

## BUILDING SPECIFICATIONS

POWER: Ample 480V, 3-phase with ability to expand (Reading Municipal)

CEILING HEIGHT: 12' - 27'

LOADING: 3 Tailboard Loading Docks direct to 1st Floor vacancy, 1 common Tailboard Loading Dock

ZONING: General Industrial

## AVAILABLE SPACE

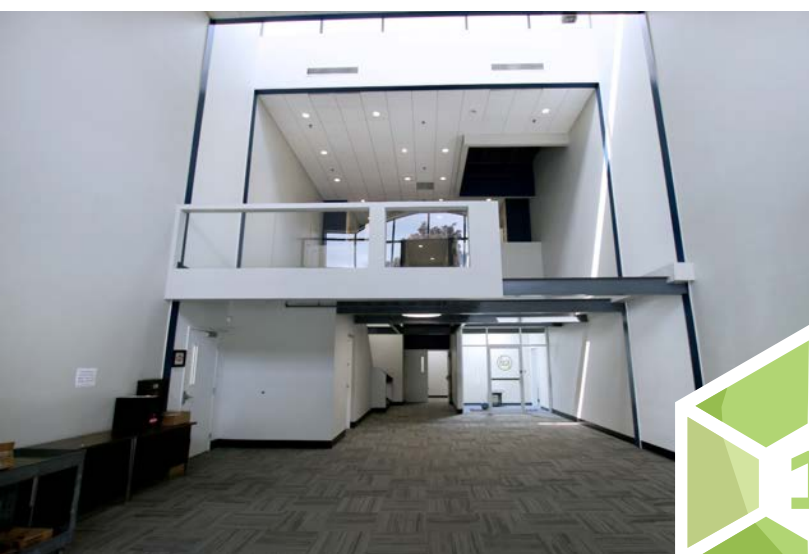
FLOOR 1: 18,224 SF (*can be subdivided*)

FLOOR 2: 13,100 SF

FLOOR 2: 4,280 SF





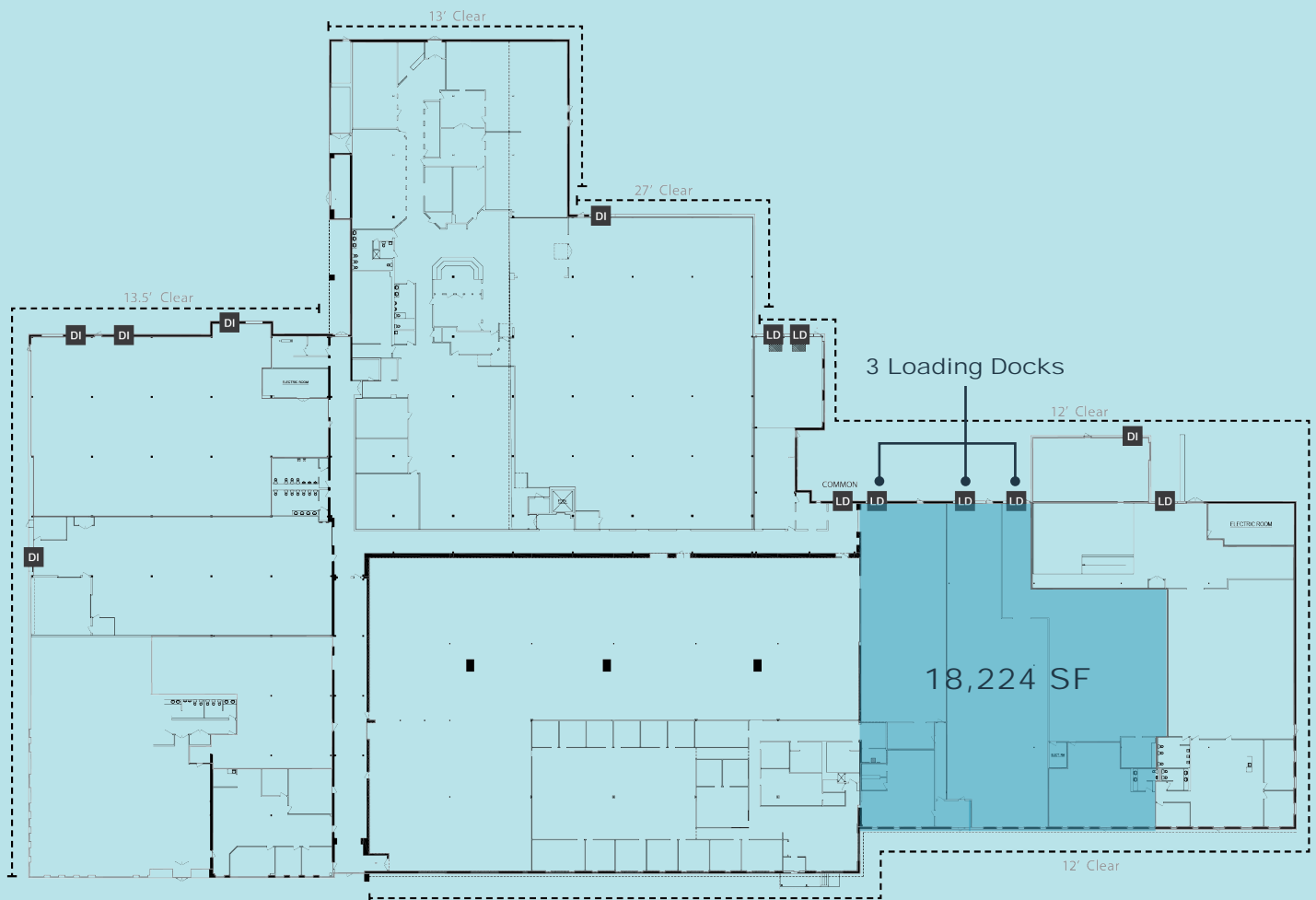


## AVAILABLE SPACE

18,224 SF

FLOOR 1

- 3 Tailboard Loading Docks
- 1,850 amps of power direct to the suite
- 12' Clear Height
- **Can subdivide** down to 4,236 SF



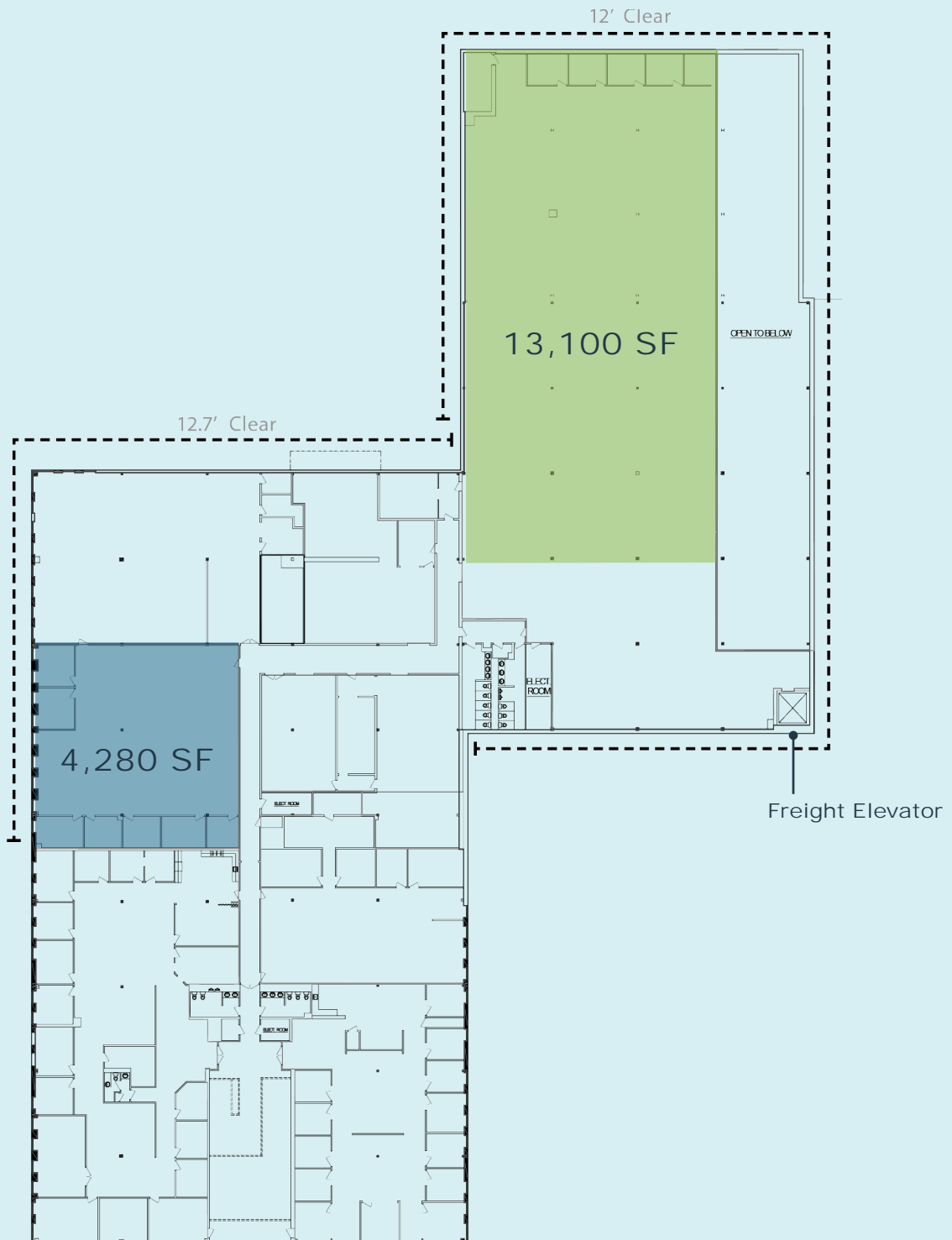
## FLOOR 2

4,280 SF

- 12' clear height

13,100 SF

- 12'6" clear height
- Direct freight elevator access







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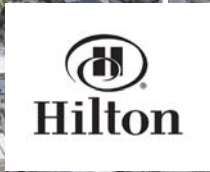
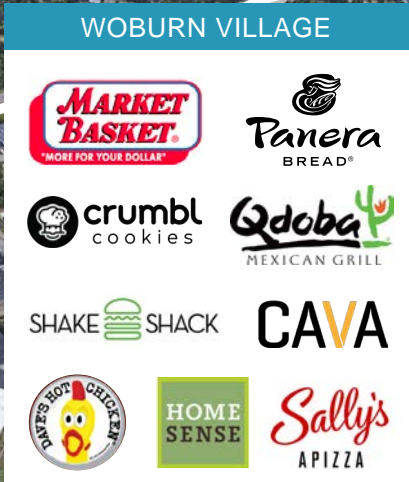
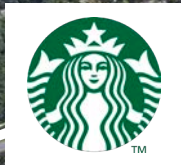
Wilmington, Massachusetts, boasts a robust industrial market, making it a significant hub for various businesses and manufacturing activities.



The town's strategic location near major highways such as I-93 and I-95 provides easy access to Boston and other key markets in the region.







CLOSE PROXIMITY  
TO I-95



CLOSE PROXIMITY  
TO I-93



CLOSE PROXIMITY  
ANDERSON/WOBURN  
STATION



25 MINUTE DRIVE  
TO DOWNTOWN BOSTON



28 MINUTE DRIVE  
TO BOSTON LOGAN  
INTERNATIONAL AIRPORT





## ONE JEWEL DRIVE WILMINGTON, MA

CONTACT US TO ARRANGE A TOUR

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