



FOR LEASE | INDUSTRIAL

FLEX OR WAREHOUSE SPACE FOR LEASE

55 6th Road, Woburn, MA 01801

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 7,500 SF

BUILDING SIZE: 55,000 SF

YEAR BUILT: 1987

CROSS STREETS: Sixth Road & Gill Street

PROPERTY DESCRIPTION

Flex or Warehouse space available.

PROPERTY HIGHLIGHTS

- 7,500 SF - Available on the 1st Floor
- Superior location for companies that need easy on and off highway access.
- Major routes nearby include 95/128 and I-93. Located within Woburn Industrial Park.
- 21'6" Clear height warehouse area
- Tailboard
- Ample free parking



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[Additional Photos](#)



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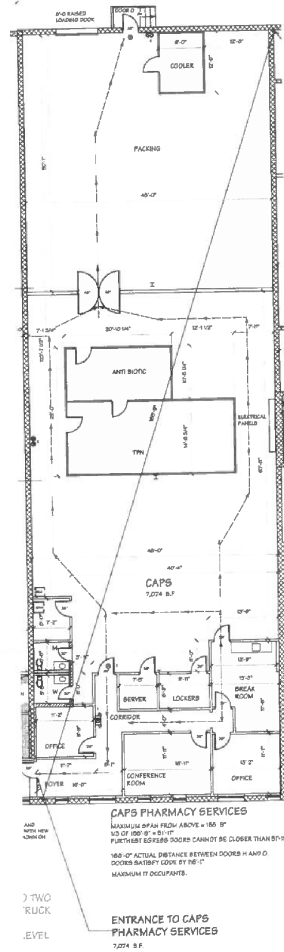


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Floor Plans



ENTRANCE PLAN SCALE: 1/8" = 1'-0"

THIS PLAN IS LIMITED TO GR



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Available Spaces

Lease Rate:	\$12.00	Total Space	7,500 SF
Lease Type:	NNN	Lease Term:	Minimum Five Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
55 6th Road - 1st Floor	Warehouse/Distribution	\$12.00	NNN	7,500 SF	5 Year Minimum



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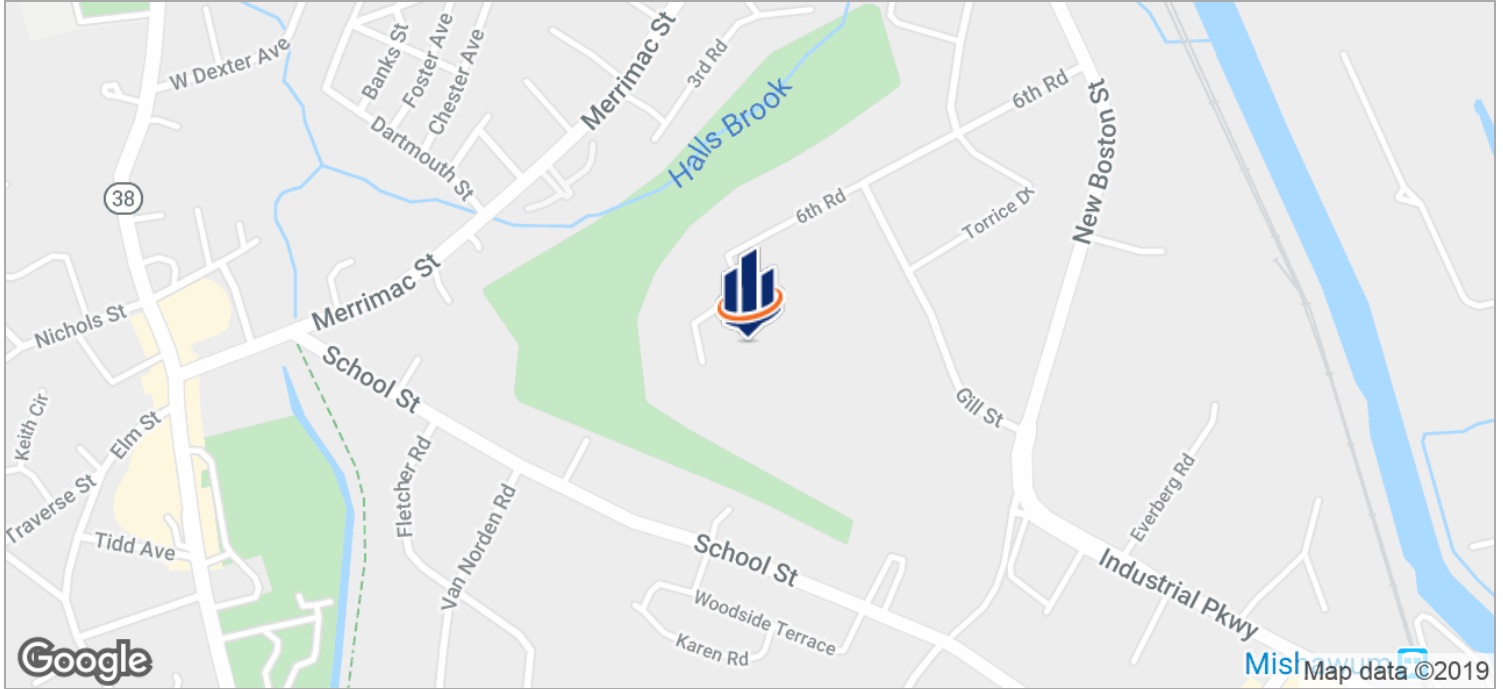


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Location Maps



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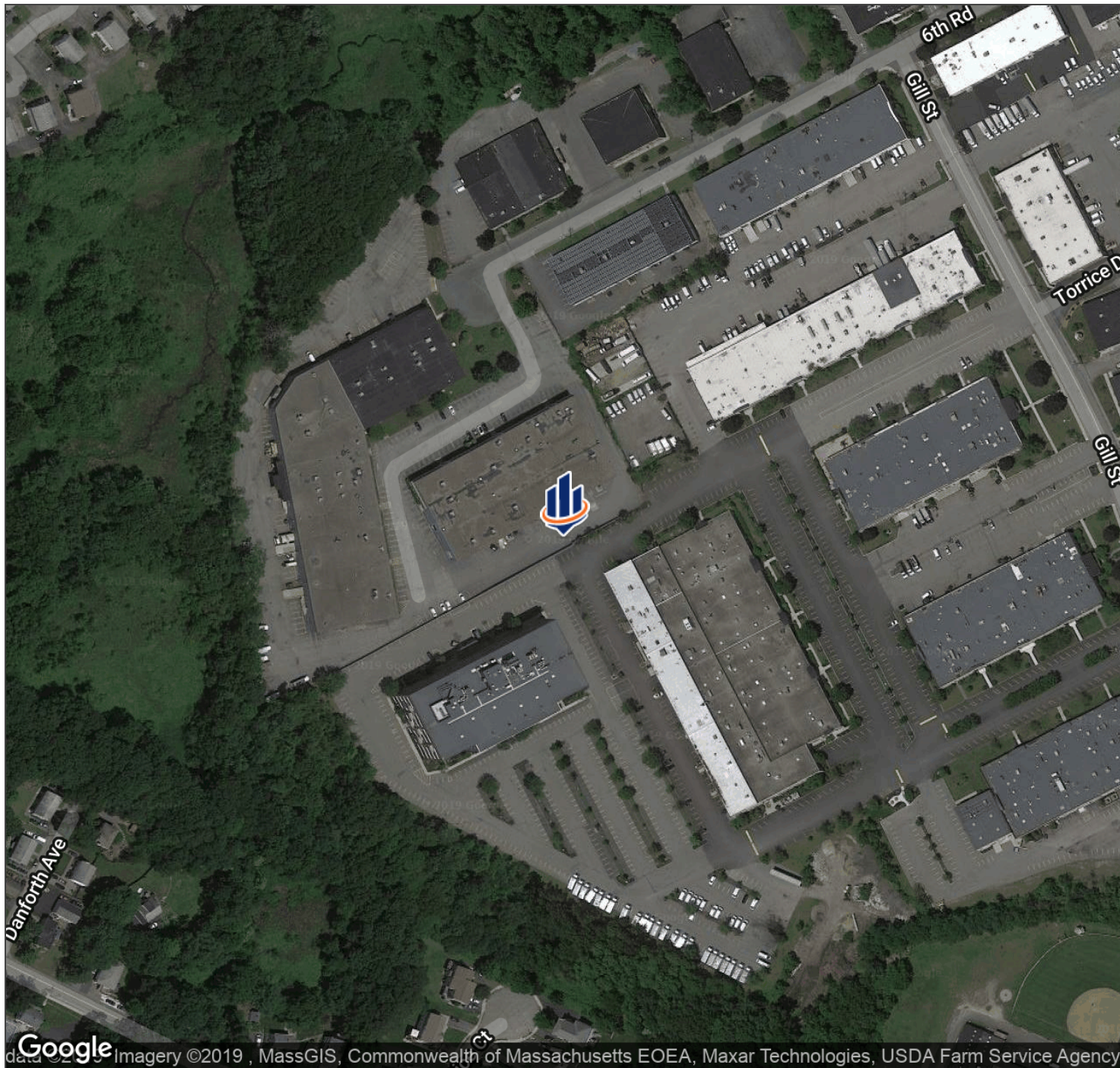


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Aerial Map



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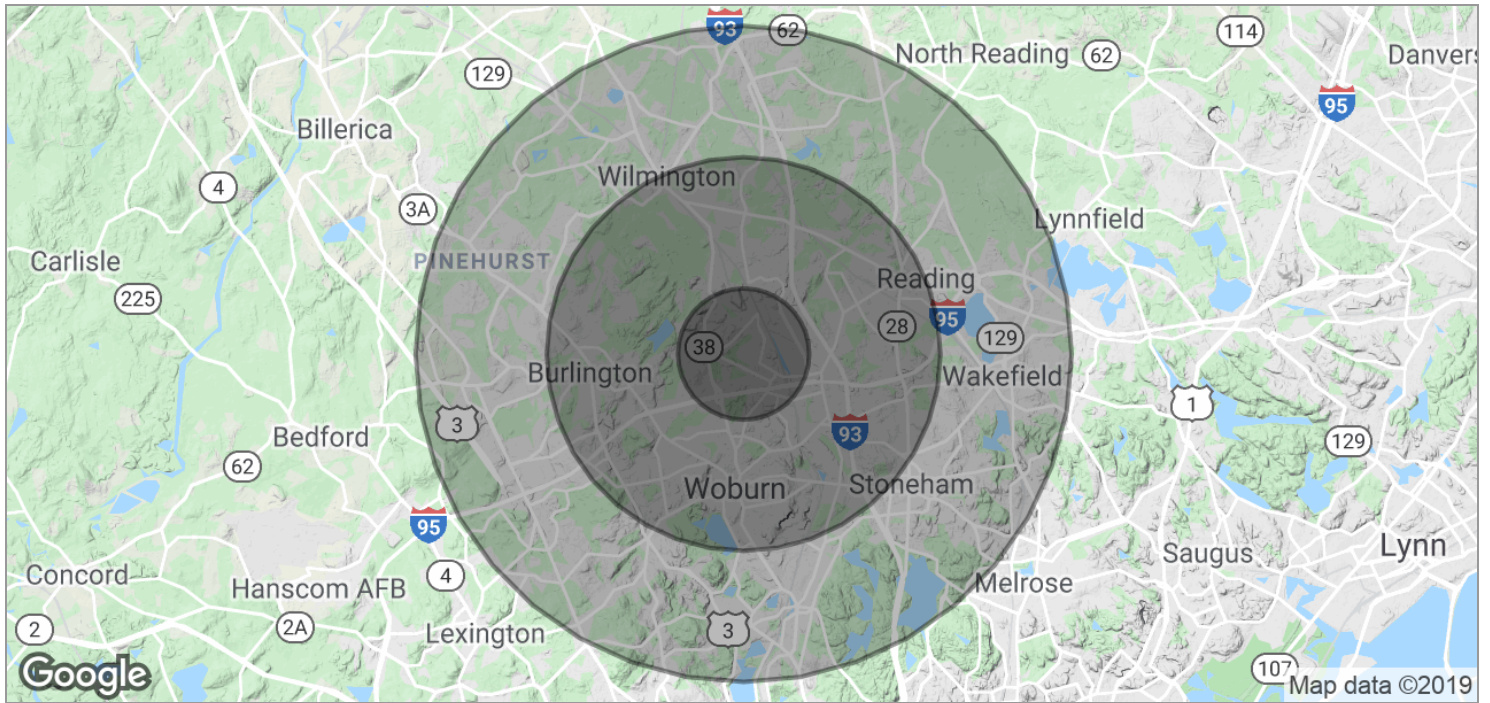
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,727	74,606	191,598
MEDIAN AGE	35.7	39.7	41.4
MEDIAN AGE (MALE)	35.8	39.1	40.6
MEDIAN AGE (FEMALE)	35.6	40.6	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,710	28,809	73,688
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$82,033	\$92,314	\$105,928
AVERAGE HOUSE VALUE	\$381,766	\$433,975	\$481,308



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