



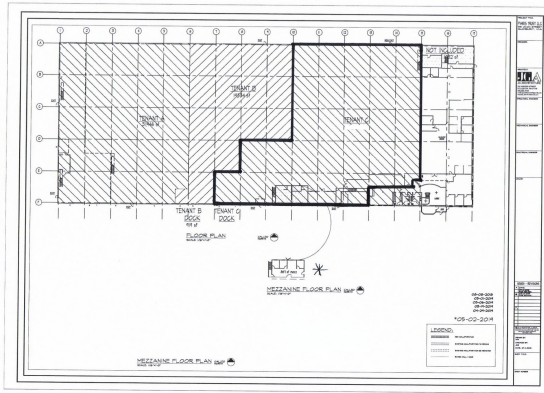
CHISWICK PARK

33 UNION AVENUE
SUDBURY, MA 01776

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Property Summary



OFFERING SUMMARY

Available SF:	39,445 SF
Lot Size:	9.08 Acres
Loading:	2-Tailboard Docks
Building Size:	117,000 SF
Clear Height:	22'
Submarket:	Route 495/Route 2 West

PROPERTY OVERVIEW

33 Union Avenue is located within Chiswick Park which is a 5-building mixed-use park in the heart of Sudbury, MA. An opportunity exists to lease 39,445 rentable square feet of high bay warehouse space with 22' clear height. This building was awarded an Energy Star label in 2010 and 2011 for its operating efficiency.

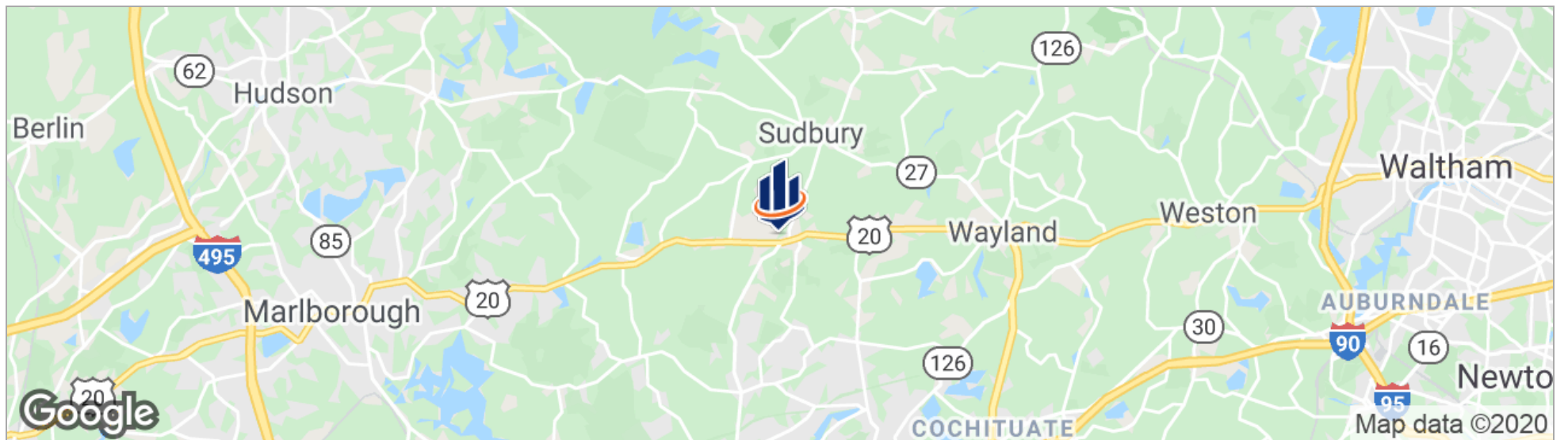
PROPERTY HIGHLIGHTS

- Primary access to the property is provided by Route 20 [Boston Post Road] which is accessible via Route 30. Route 30 is accessible via Exit 15 [Route 30/Waltham/West] off Interstate 95. Access from the West is provided by Interstate 495 and the Mass Pike. Located in one of Boston's most affluent suburban communities. The Park encompasses a total of 330,000 square feet on 36 acres with a consistent historical occupancy rate running over 90%. The property has evolved from an industrial location to a mixed use property with a diverse set of tenants including industrial, warehouse, distribution, office, medical and recreational tenants.

Additional Photos



Location Maps



Location Summary



The Town of Sudbury is bordered by Wayland on the east; Framingham on the south; Hudson, Maynard, Marlborough, and Stow on the west; Concord on the northeast; and Acton on the north. Sudbury is 20 miles (32 km) west of Boston, 26 miles (42 km) east of Worcester, and 194 miles (312 km) from New York City. The town has a total area of 24.6 square miles of which, 24.4 square miles of it is land and 0.3 square miles of it (1.06%) is water. The Town of Sudbury continuously ranks as one of the highest per capita income towns in the Commonwealth of Massachusetts.



Aerial View

