

30,000-250,000 SF BUILD-TO-SUIT OPPORTUNITY



UPTON CROSSING

· INDUSTRIAL PARK ·



30' Clear Tilt-up Construction

First-Class Warehouse

Single Tenant or
Subdivisible

Delivering
Mid 2021

LINCOLN
PROPERTY
COMPANY

PGA



NORTH WILMINGTON **T**

INDUSTRIAL PARK MASTER PLAN

ADDRESS 36 & 38 Upton Drive
Wilmington, MA

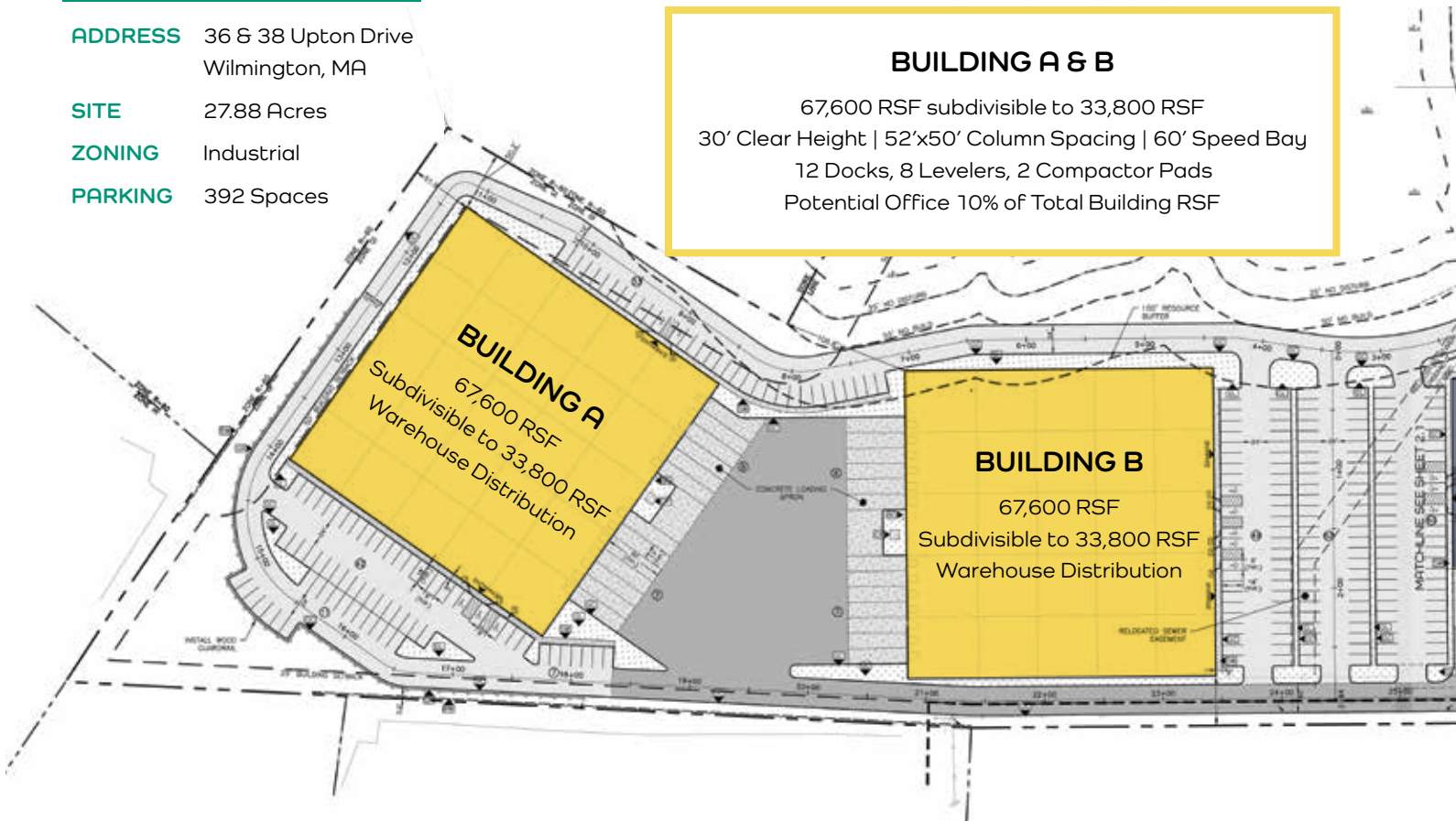
SITE 27.88 Acres

ZONING Industrial

PARKING 392 Spaces

BUILDING A & B

67,600 RSF subdivisible to 33,800 RSF
30' Clear Height | 52'x50' Column Spacing | 60' Speed Bay
12 Docks, 8 Levelers, 2 Compactor Pads
Potential Office 10% of Total Building RSF





2.2 MILES
to North Wilmington
Commuter Rail Station

9 MIN to  

1.2 MILES to 

20 MIN
South to Boston
North to New Hampshire

BUILDING C

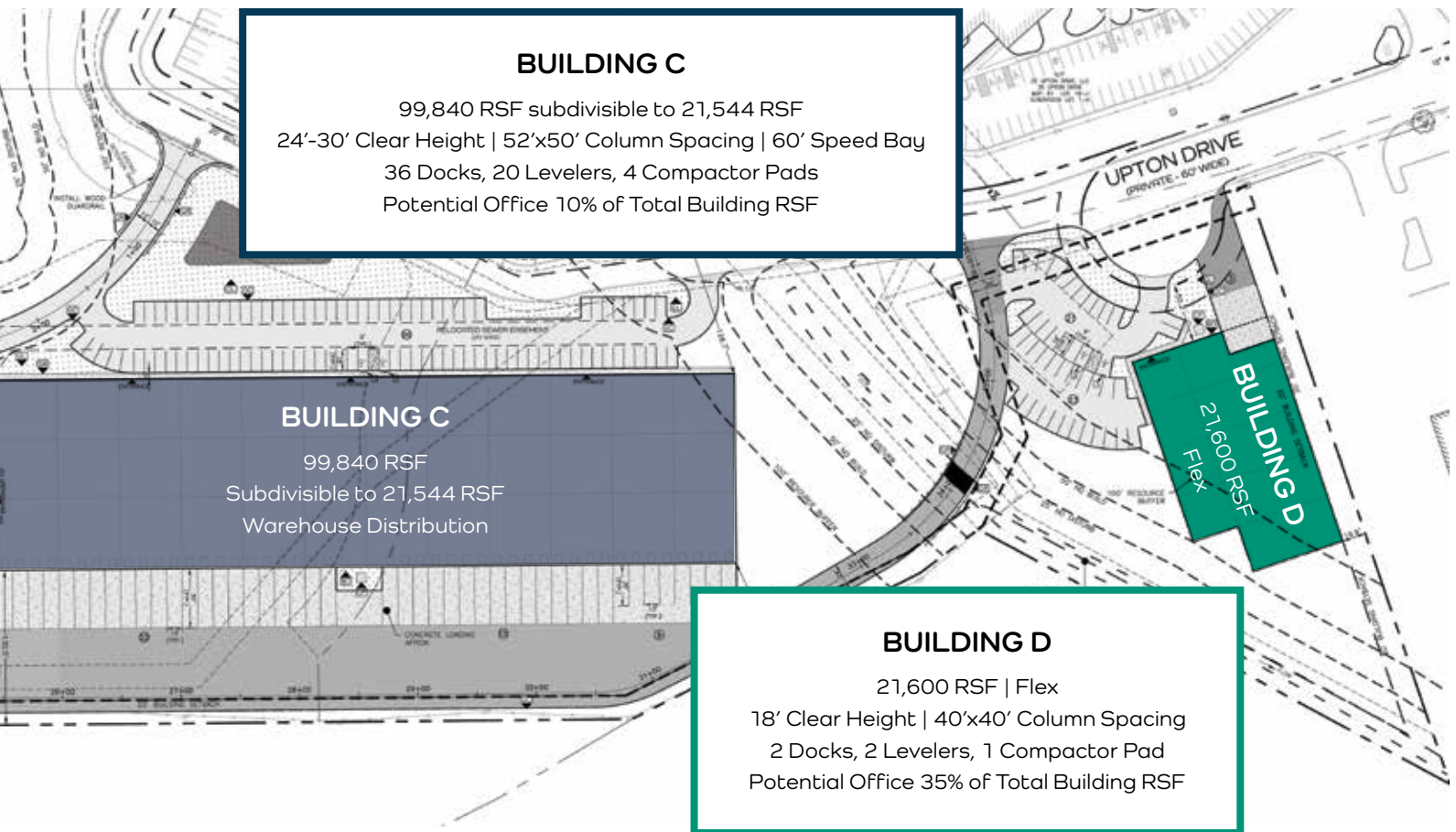
99,840 RSF subdivisible to 21,544 RSF
24'-30' Clear Height | 52'x50' Column Spacing | 60' Speed Bay
36 Docks, 20 Levelers, 4 Compactor Pads
Potential Office 10% of Total Building RSF

BUILDING C

99,840 RSF
Subdivisible to 21,544 RSF
Warehouse Distribution

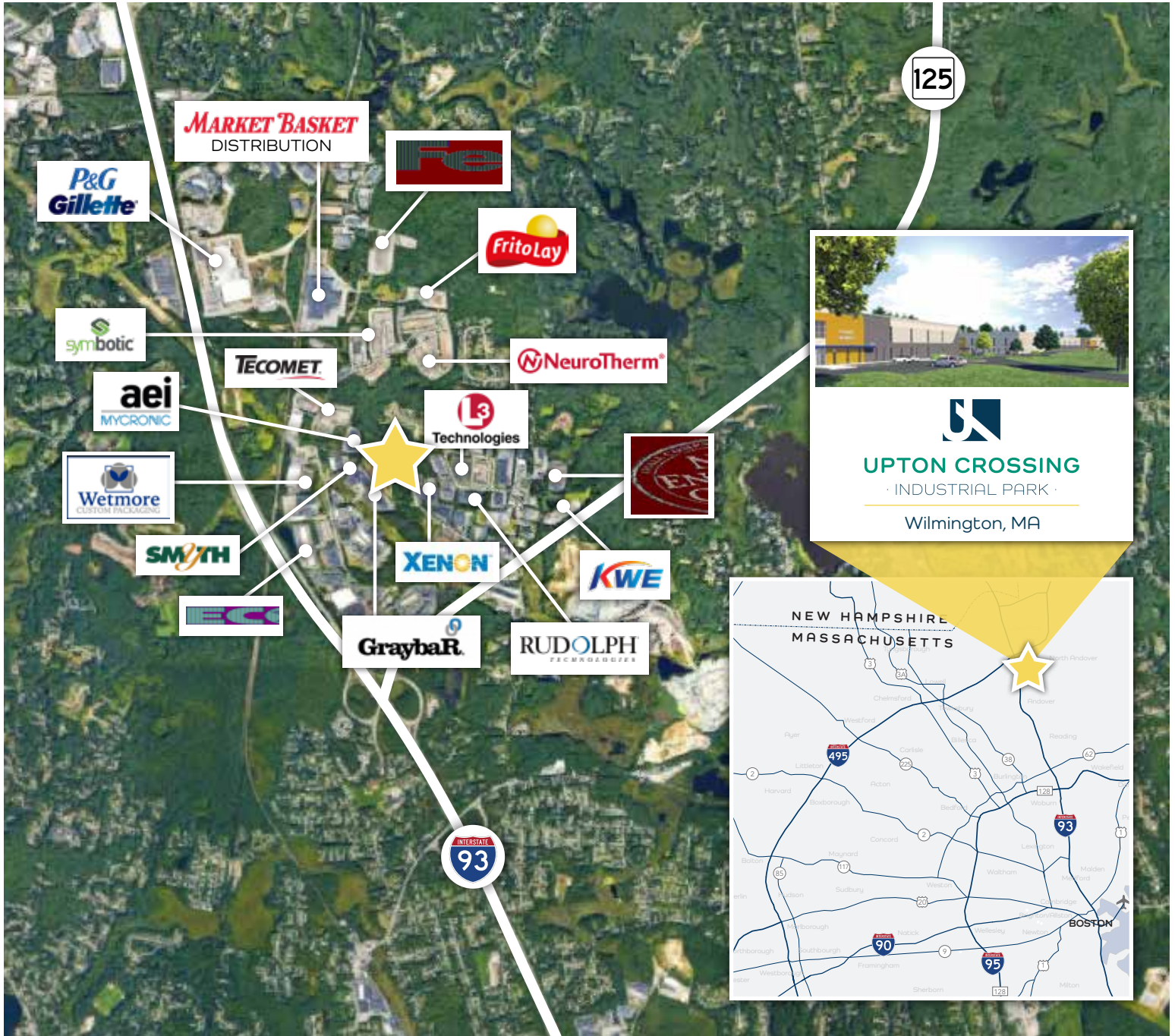
BUILDING D

21,600 RSF | Flex
18' Clear Height | 40'x40' Column Spacing
2 Docks, 2 Levelers, 1 Compactor Pad
Potential Office 35% of Total Building RSF



CORPORATE NEIGHBORS

Distribution, Manufacturing & Logistics



LINCOLN
PROPERTY
COMPANY

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