

AVAILABLE

WAREHOUSE/DISTRIBUTION

±430,456 SF

613 MAIN STREET
Wilmington, MA



PROPERTY FEATURES

- + High-bay warehouse
- + 24' clear height
- + Access to Route 128 and Interstate 93
- + 39.5 acres
- + 24 dock doors

±430,456 SF

WAREHOUSE/DISTRIBUTION



PROPERTY OVERVIEW

CBRE/New England is pleased to present 613 Main Street, a first class warehouse/distribution facility situated on 39.5 acres in Wilmington, MA. Located 15 miles north of Boston and 0.5 miles from the Wilmington MBTA Commuter Rail Station, the site provides convenient access to Boston's growing population as well as the intersections of Route 38, Interstate 93 and Route 128. The warehouse space is 430,456 SF and includes 24 loading docks with 24' clear height and ample outside storage/parking area. The building can accommodate a wide range of users such as warehousing, manufacturing and R&D.



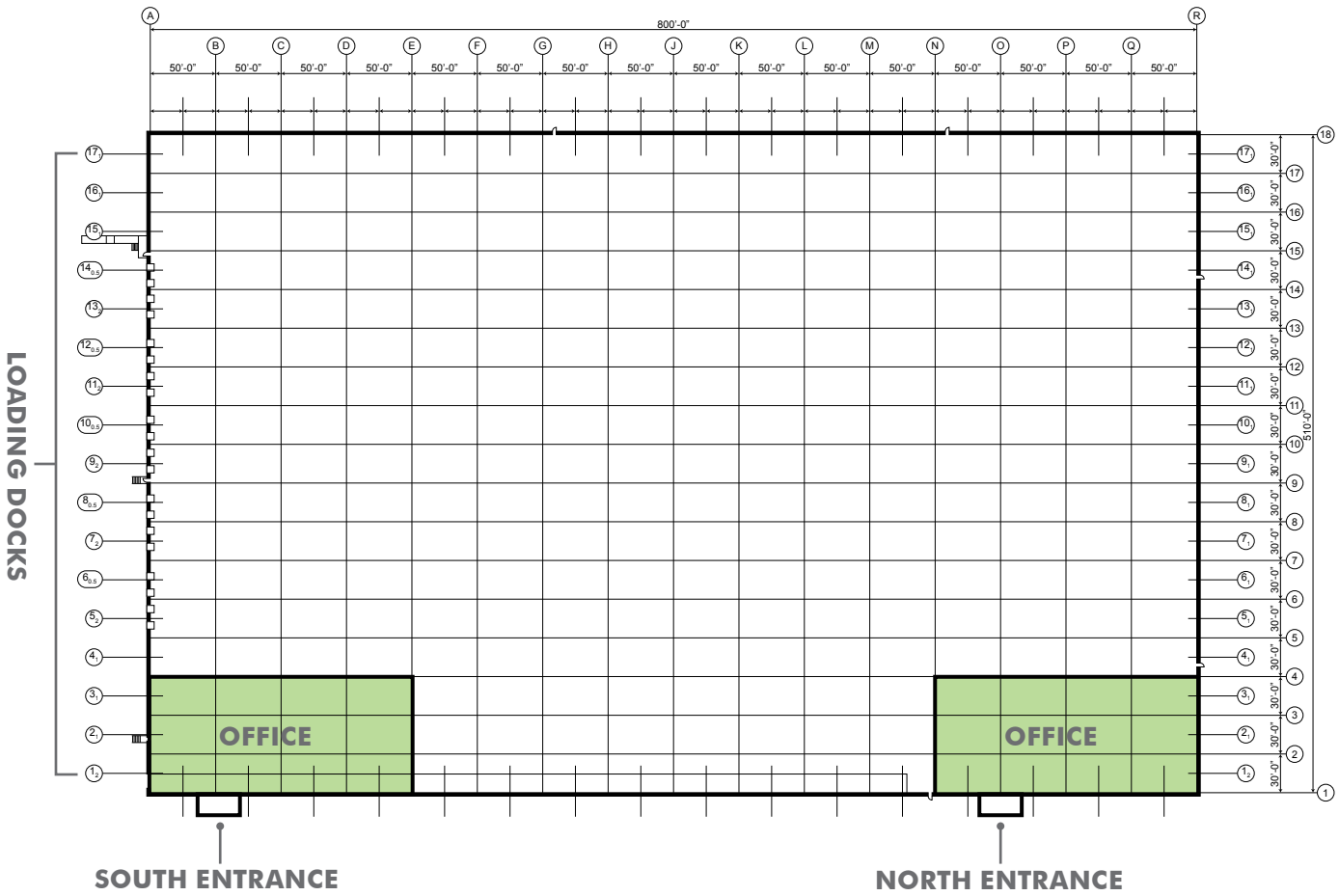
PROPERTY SPECIFICATIONS

- + **Total Available Building SF:** ±430,456 SF
- + **Building Footprint:** ±409,050 SF
- + **Office Space:** ±40,640 SF
- + **Land Area:** ±39.50 acres
- + **Building Dimensions:** 800' x 510'
- + **Year Built:** 1985
- + **Clear Height:** 24'
- + **Bay Space:** 50' x 30'
- + **Loading:**
 - Sixteen 8' x 10' tailboard with levelers
 - Six 8' x 12' tailboard with levelers
 - One 8' x 12' drive-in
 - One 15' x 18' drive-in
- + **Construction Type:** Steel frame with split-concrete block
- + **Lighting:** T5 (sensored)
- + **Parking:** 3.69 paved acres
- + **Sprinkler:** Wet system
- + **Heat:** Gas-fired unit heaters
- + **HVAC:** Office area (rooftop-package units)
- + **Est. Taxes:** \$0.94/SF (FY2016)
- + **Zoning/Use:** General industrial
- + **Roof:** Ballasted rubber membrane
- + **Utilities:**
 - **Gas:** National Grid
 - **Water/Sewer:** Town of Wilmington
 - **Electric:** Reading Municipal Light
- + **Public Transportation:** MBTA Wilmington Commuter Rail Station 0.5 miles



FLOOR PLAN

OFFICE SPACE



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DISTANCE TO

- + **Interstate 93:** 1.7 miles
- + **Interstate 95:** 3.4 miles
- + **Route 3:** 7.2 miles
- + **Downtown Boston:** 15 miles
- + **NH Border:** 17.9 miles



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