

FOR LEASE

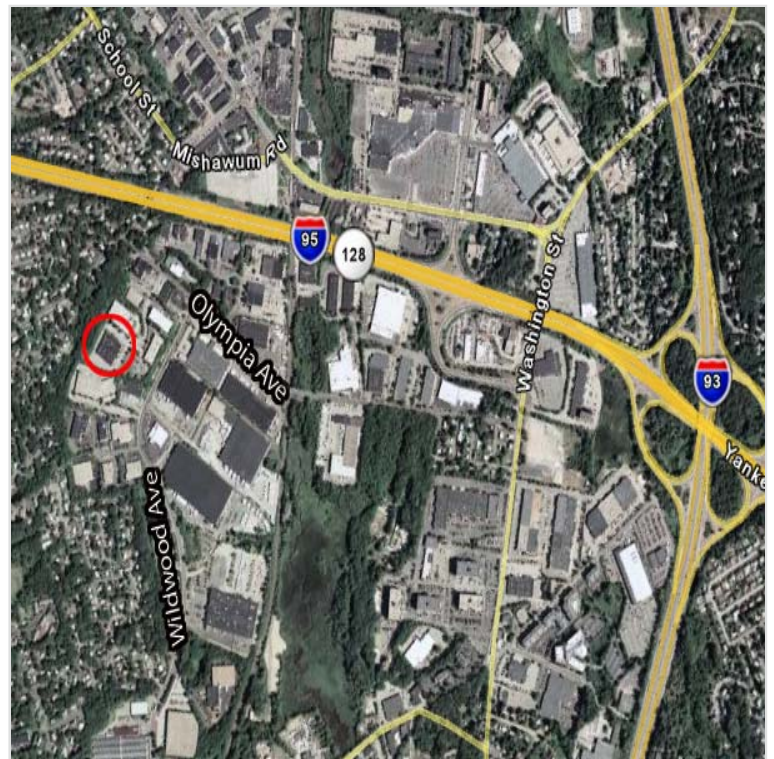
11 State Street | Woburn



**58,800 SF OF FIRST CLASS
OFFICE, FLEX & WAREHOUSE SPACE
JUST OFF I-93 & ROUTE 128**

BUILDING SPECIFICATIONS

Building Size:	58,800 SF
Office:	1st Floor: 6,633 SF 2nd Floor: 17,203 SF
Warehouse:	34,964 SF
Land Area:	3.31 Acres
Year Built:	1989
Parking:	2.33/1,000 SF
Loading:	2 tailboard docks & 2 drive-ins
Ceiling Height:	20' clear
Column Spacing:	40' x 40'
Utilities:	Town water & sewer
Power:	1600 amps/220-480 volts
Emergency Power:	Back-up power to life safety system by gas.
HVAC:	Fully air conditioned (200 tons)



Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

contact information

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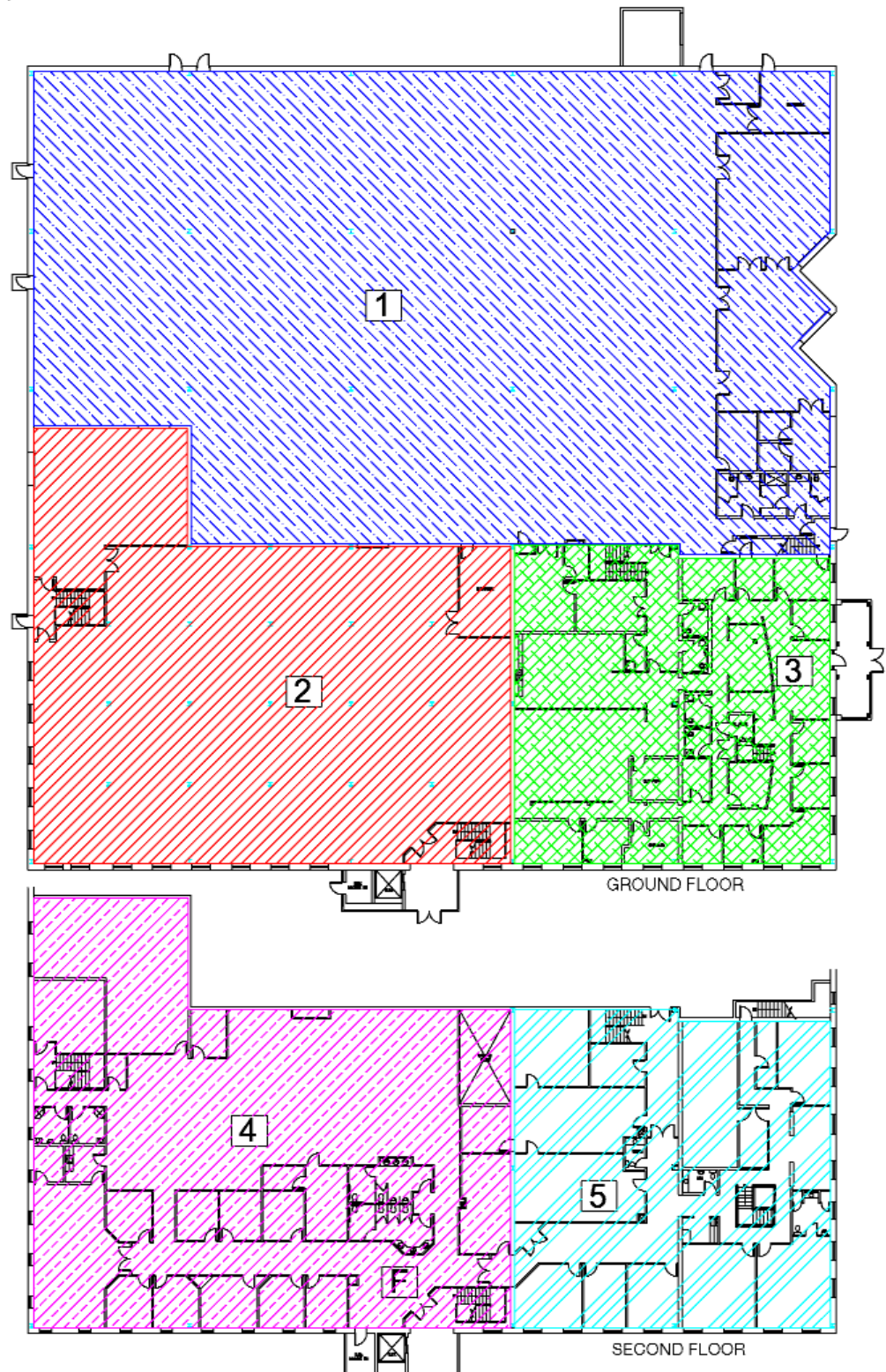
58,800 SF of Office, Flex & Warehouse Space

Floor Plan

Total SF = 58,800 SF

SUBDIVISIONS

- 1 = 22,195 SF
- 2 = 10,910 SF
- 3 = 6,335 SF
- 4 = 10,860 SF
- 5 = 6,335 SF



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