

# 234 Ballardvale Street

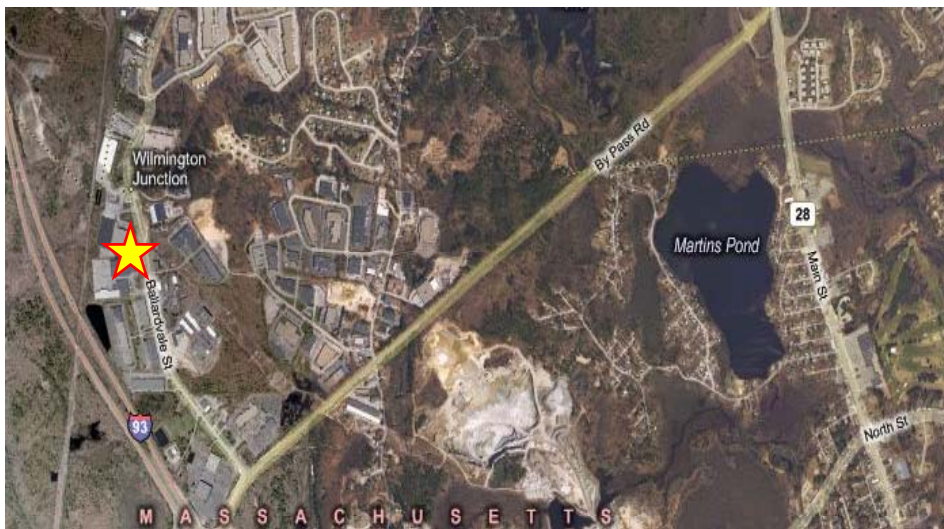
Wilmington, MA

## 12,814 SF Available for Lease



234 Ballardvale Street is a 100,225 square foot flex building located in Wilmington, Massachusetts. The building currently has 12,814 square feet available for lease.

The property is situated on 14.3 acres of land and features multiple dock-high loading door and heavy power infrastructure. It is fully air-conditioned and has ample parking.



## NAI Hunneman

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.

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## Building Information

<b>Structure:</b>	Steel frame with decorative block & metal exterior	<b>Power:</b>	1800 amp service
<b>Floors:</b>	1	<b>Sprinkler:</b>	Full wet sprinkler system
<b>Loading:</b>	Two (2) dock high doors	<b>Year Built:</b>	1982
<b>Ceiling Height:</b>	18'	<b>Lot:</b>	14.3 Acres
<b>Roof:</b>	Built up tar and gravel	<b>Parking:</b>	4.2/1,000 SF
<b>Utilities:</b>	<b>Electricity:</b> Reading Municipal Light <b>Water/Sewer:</b> Town of Wilmington <b>Gas:</b> KeySpan		



Not to scale. All dimensions are approximate.

## CONTACT INFORMATION



Commercial Real Estate Services, Worldwide.

Dan Collins, Vice President | 617 457 3252 | [dcollins@naihunneman.com](mailto:dcollins@naihunneman.com)  
Jim Thomson, Executive Vice President | 617 457 3240 | [jthomson@naihunneman.com](mailto:jthomson@naihunneman.com)  
Devon Manfredonia, Associate | 617 457 3227 | [dmanfredonia@naihunneman.com](mailto:dmanfredonia@naihunneman.com)

[www.naihunneman.com](http://www.naihunneman.com)

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