

57,000 SF AVAILABLE FOR LEASE

301 Ballardvale Street | Wilmington, MA



57,000 SF of Flex Space Available

Subdividable

301 BALLARDVALE STREET | WILMINGTON, MA

Ideally located in Wilmington, directly off Route 125 at Exit 41 on I-93, with easy access to both I-95 and I-495.

BUILDING SPECIFICATIONS

Building Size: 124,000 SF

Available Space: 57,000 SF (subdividable)

Availability: Immediate

Land Area: 9.43 Acres

Construction: 1992

Building Type: Single-story masonry

Clear Height: 16'

Loading: 6 tailboards

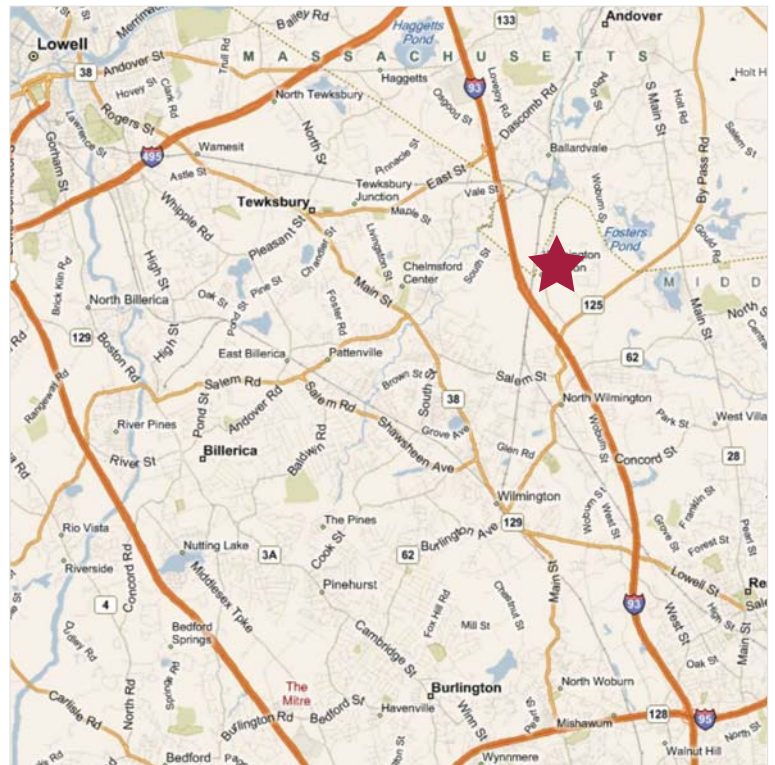
Power to Space: Two (2) 1,000 Amp services (2,000 Amps total) at 280 Volts, 3-phase

HVAC: 21, 5-ton HVAC units

Water & Sewer: Town

Parking: 390 surface parking (Ratio: 3.70/1,000 SF)

Zoning: GI



contact information

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303 Congress Street | Boston, MA 02210 | 617.457.3400 | www.naihunneman.com

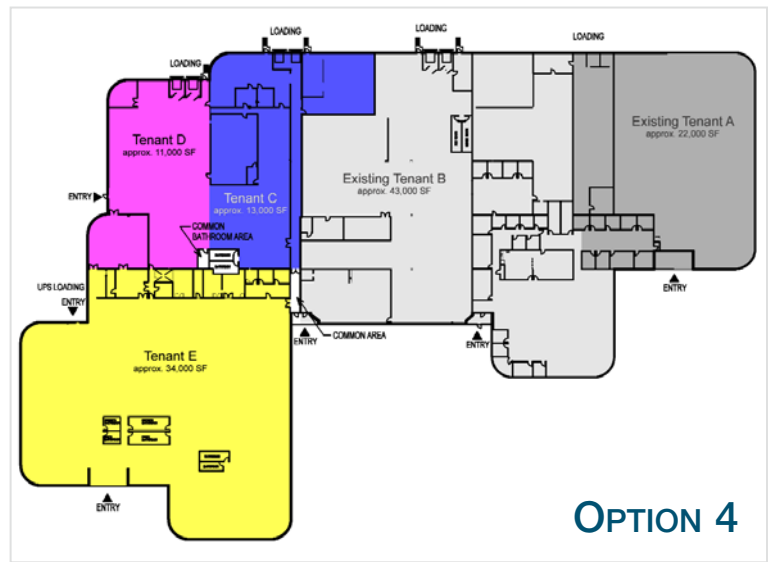
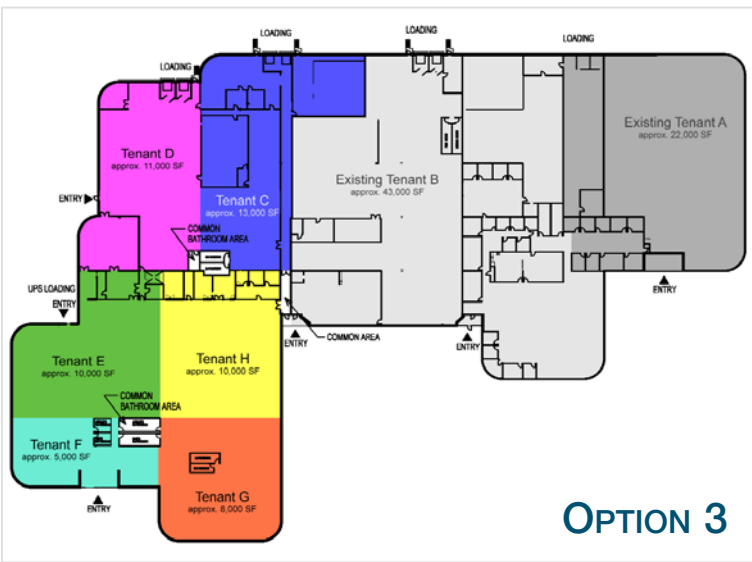
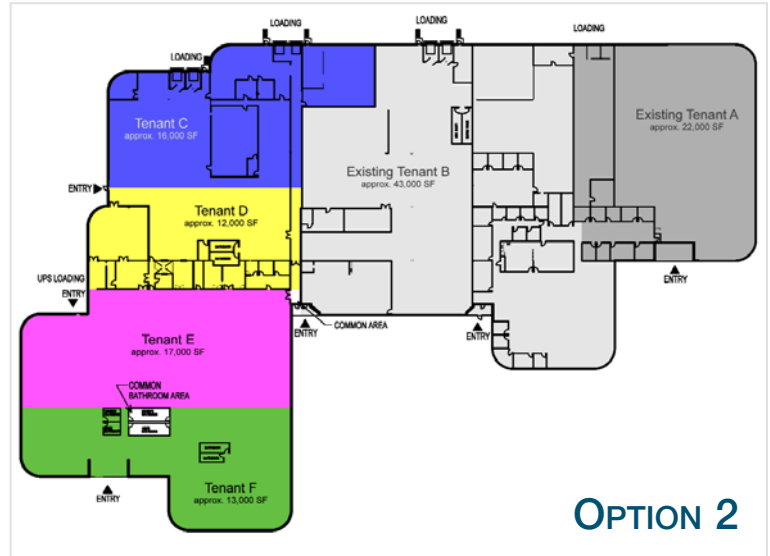
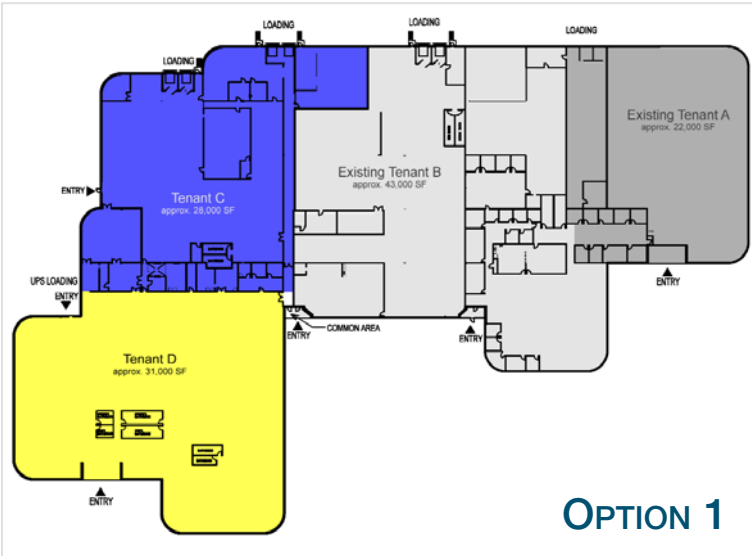


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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other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

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57,000 SF of total flex space available
(subdividable)



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