

OFFICE/R&D SPACE FOR LEASE

35 Upton Drive | Wilmington, MA



This first-class office/R&D building is located directly off Route 125, with easy access to I-93, I-495, and I-95/Route 128 (Mass Pike).

BUILDING SPECIFICATIONS

Building Area: 43,000 SF

Available Space: 17,000 SF (subdividable)

Option 1: 6,500 SF

Option 2: 10,500 SF

Construction: Structural steel frame with brick masonry exterior walls

Year Built: 1998

Clear Height: 18'

Bay Spacing: 30' x 40'

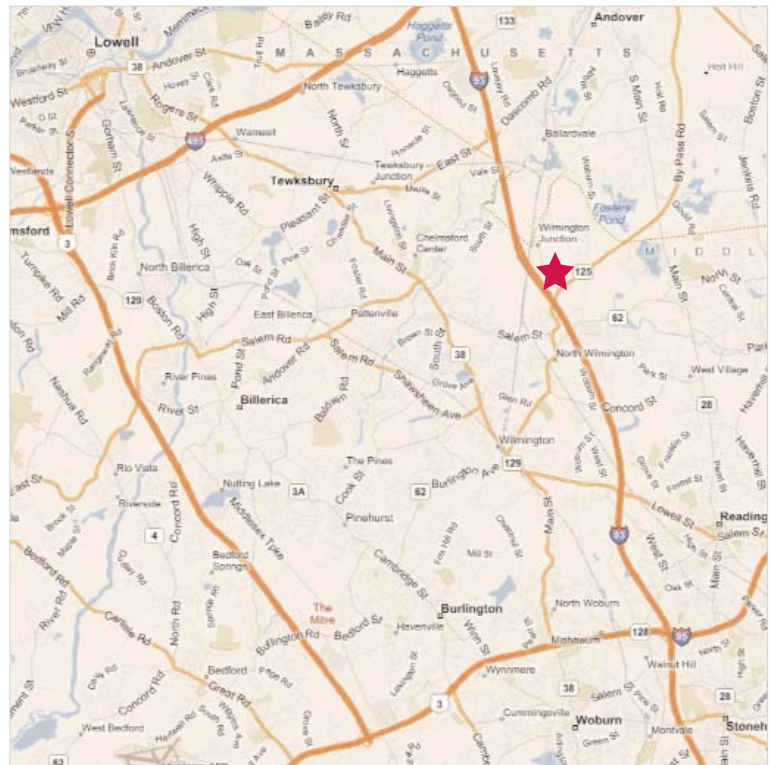
Parking: 4.4/1,000 SF

HVAC: Fully conditioned by VAV systems with rooftop mounted combination units (gas fired, electric cooled)

Power: 400 amps, 480 volts

Fire Protection: Wet sprinkler system

Utilities: Gas - Key Span; Electric - Town of Reading Municipal Light Department; Water/Sewer - City



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

David Gilkie, Senior Vice President | 617 457 3202 | dgilkie@nahunneman.com

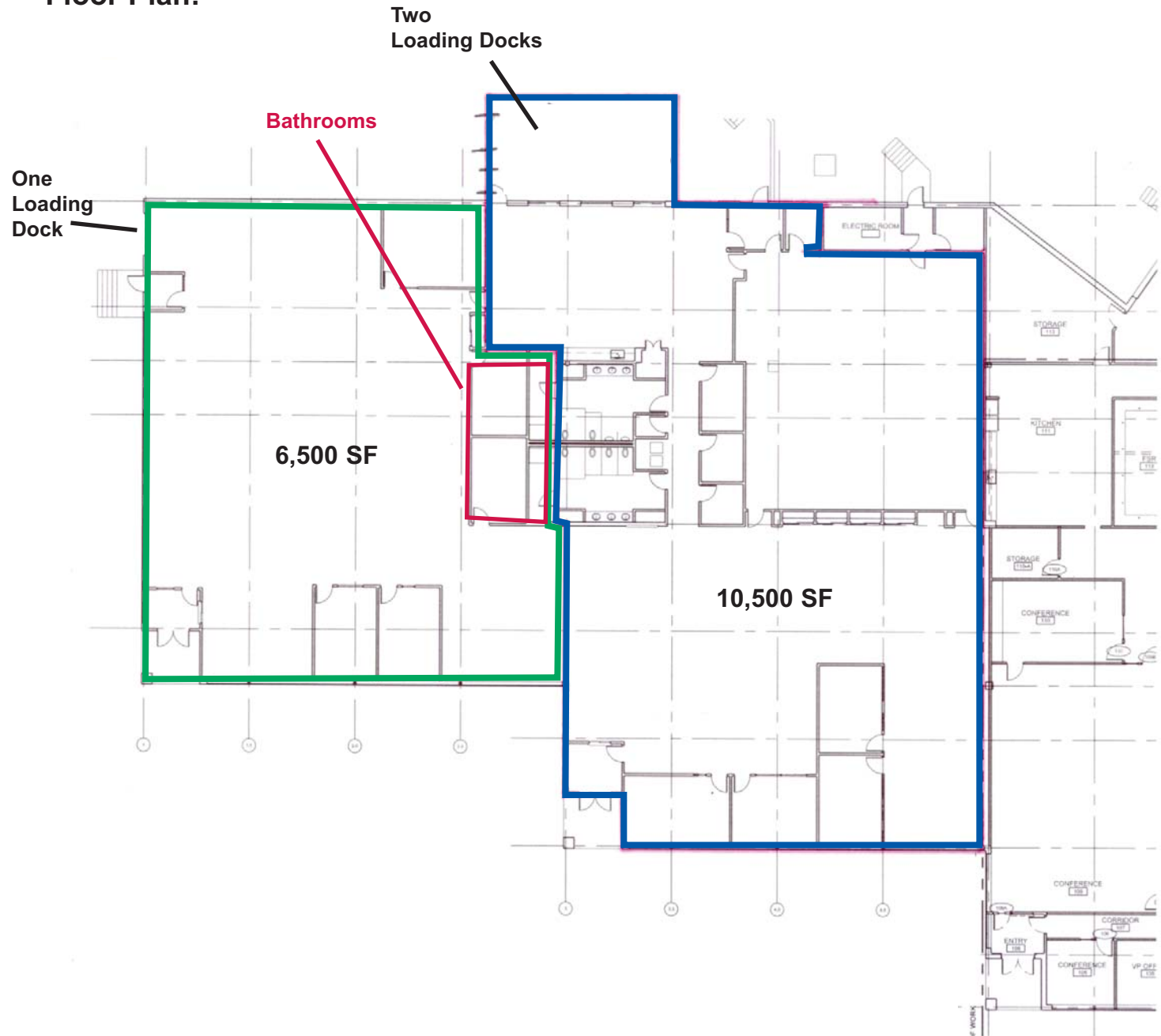
Michael McCarthy, Assistant Vice President | 617 457 3224 | mmccarthy@nahunneman.com

303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

35 UPTON DRIVE | WILMINGTON, MA

17,000 SF Office/R&D Space - Subdividable
Available for Lease

Floor Plan:



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