

# FOR LEASE 45 Sixth Road | Woburn



**17,908 RSF OF OFFICE/MANUFACTURING SPACE  
JUST OFF I-93 & ROUTE 128**

## BUILDING SPECIFICATIONS

Building Size:	100,000 SF
Available Space:	17,908 SF
Ground Level:	13,213 SF manufacturing 2,687 SF office
Second Floor:	4,695 SF office
Land Area:	4.75 Acres
Year Built:	1983
Parking:	1.15/1000 SF
Ceiling:	20'
Loading:	Drive-in: 14'(H)x12'(W) Tailboard: one 14' (H) x 8'(W)
Utilities:	City Water/Sewer Gas Heat
Sprinklers:	Yes/Wet
Toilets:	1 in WHS/2 in offices
Transportation:	Bus / Rail
Price:	\$7.50/SF NNN

This is a great manufacturing space located within the Woburn Industrial Park. Minutes from I-95 (Rte 128) and I-93 interchange. This area has great amenities and public transportation to Logan Interational Airport and North Station, Boston.



**contact information**

**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.

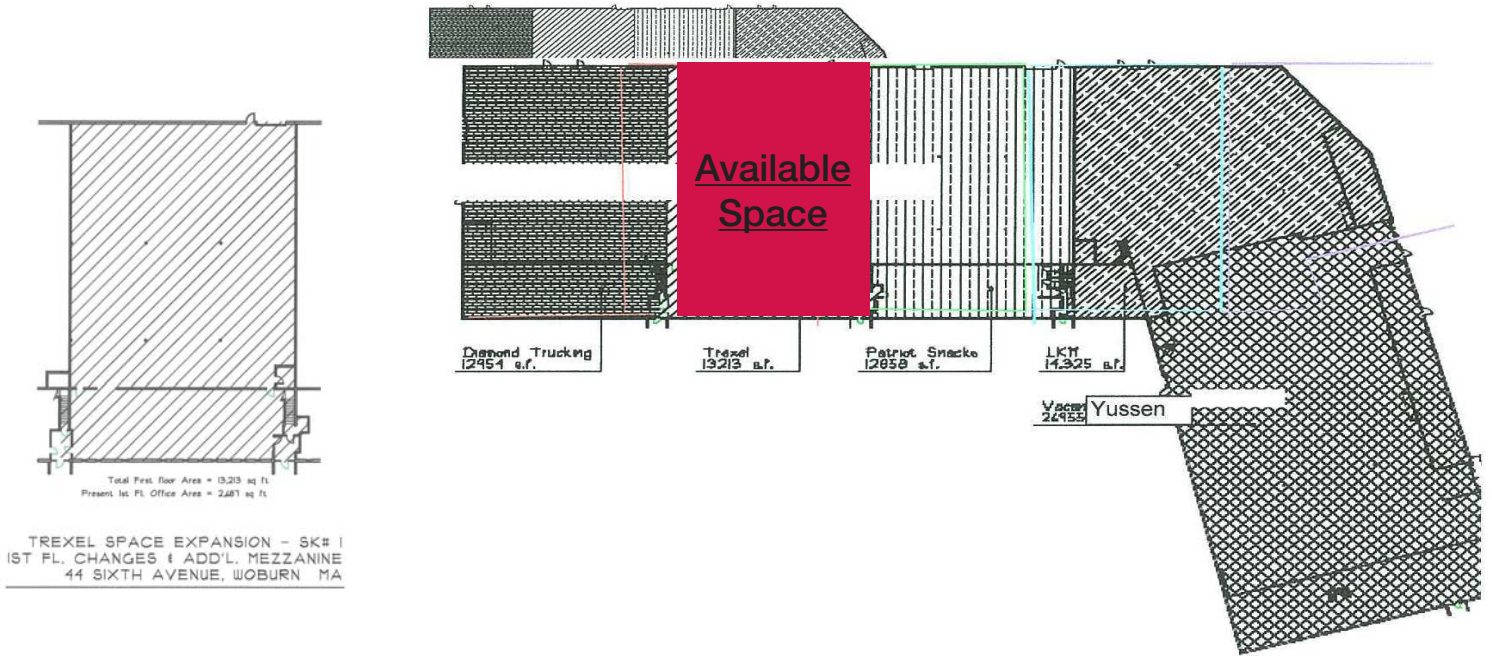
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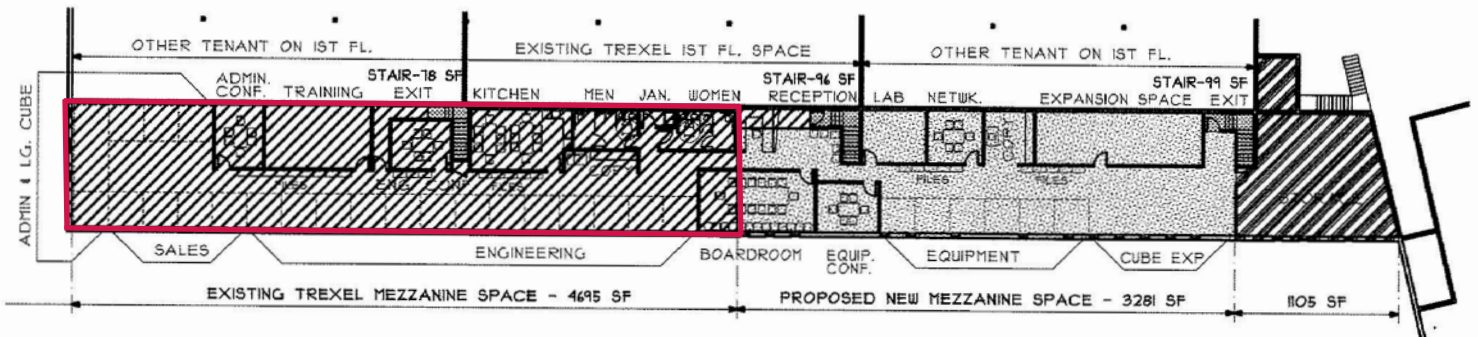
# 45 SIXTH ROAD | WOBURN

## 17,908 RSF of Office/Manufacturing Space

### Floor Plan



### Second Floor (Mezzanine) Plan



TREXEL SPACE EXPANSION - SK# 1  
 1ST FL. CHANGES & ADD'L. MEZZANINE  
 44 SIXTH AVENUE, WOBURN MA

contact information

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