

# 19 Wheeling Ave



Location: Route 128 North Ind Cluster  
 Wilmington/Winchester Ind Submarket  
 Middlesex County  
 Woburn, MA 01801

Building Type: Class C Flex/Light Manufacturing  
 Status: Built 1986  
 Tenancy: Multiple Tenant

Land Area: 0.79 AC  
 Stories: 1  
 RBA: 13,875 SF

Landlord Rep: Wronka, Ltd. Commercial Real Estate Advisors  
 Management: -  
 Recorded Owner: The Maggiore Companies

Total Avail: 4,875 SF  
 % Leased: 0%

Ceiling Height: 14'0" - 20'0"  
 Column Spacing: -  
 Drive Ins: 1  
 Loading Docks: 1 int/1 ext  
 Power: 2000a/480v 3p

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

For Sale: Not For Sale  
 Parcel Number: WOBU-000025-000011-000011  
 Parking: Ratio of 3.60/1,000 SF


Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	4,875	13,875	Negotiable	Vacant	Negotiable	Direct

Wronka, Ltd. Commercial Real Estate Advisors / Marianne Wronka (781) 229-2233

The space can be leased as office or industrial space.

R&D, Flex, Office, Warehouse, Showroom. Fully Air Conditioned with spacious kitchen area. Property has major exposure to Rte 128 in Woburn.

## Building Notes

An aerial photograph of an industrial park. Several large, dark-roofed buildings are visible, along with numerous parking lots filled with cars and trucks. A yellow pushpin is placed on the roof of one of the buildings. In the foreground, a multi-lane highway with traffic is visible. The text '19 Wheeling Ave. Woburn' is overlaid on the image, with the pushpin pointing to the location.

19 Wheeling Ave. Woburn

A blue and red shield-shaped logo with the number '95' in white, indicating Interstate 95.

95







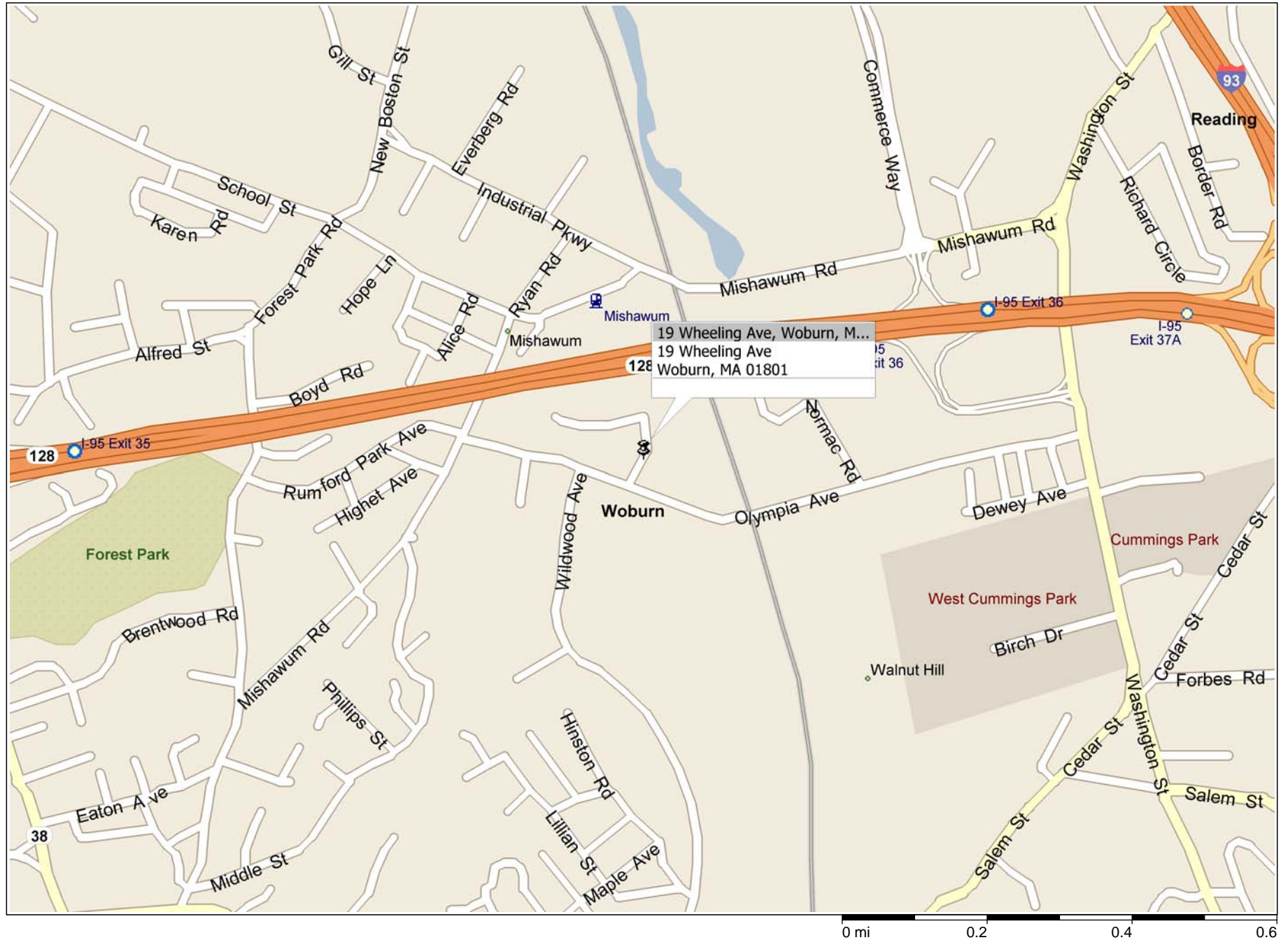




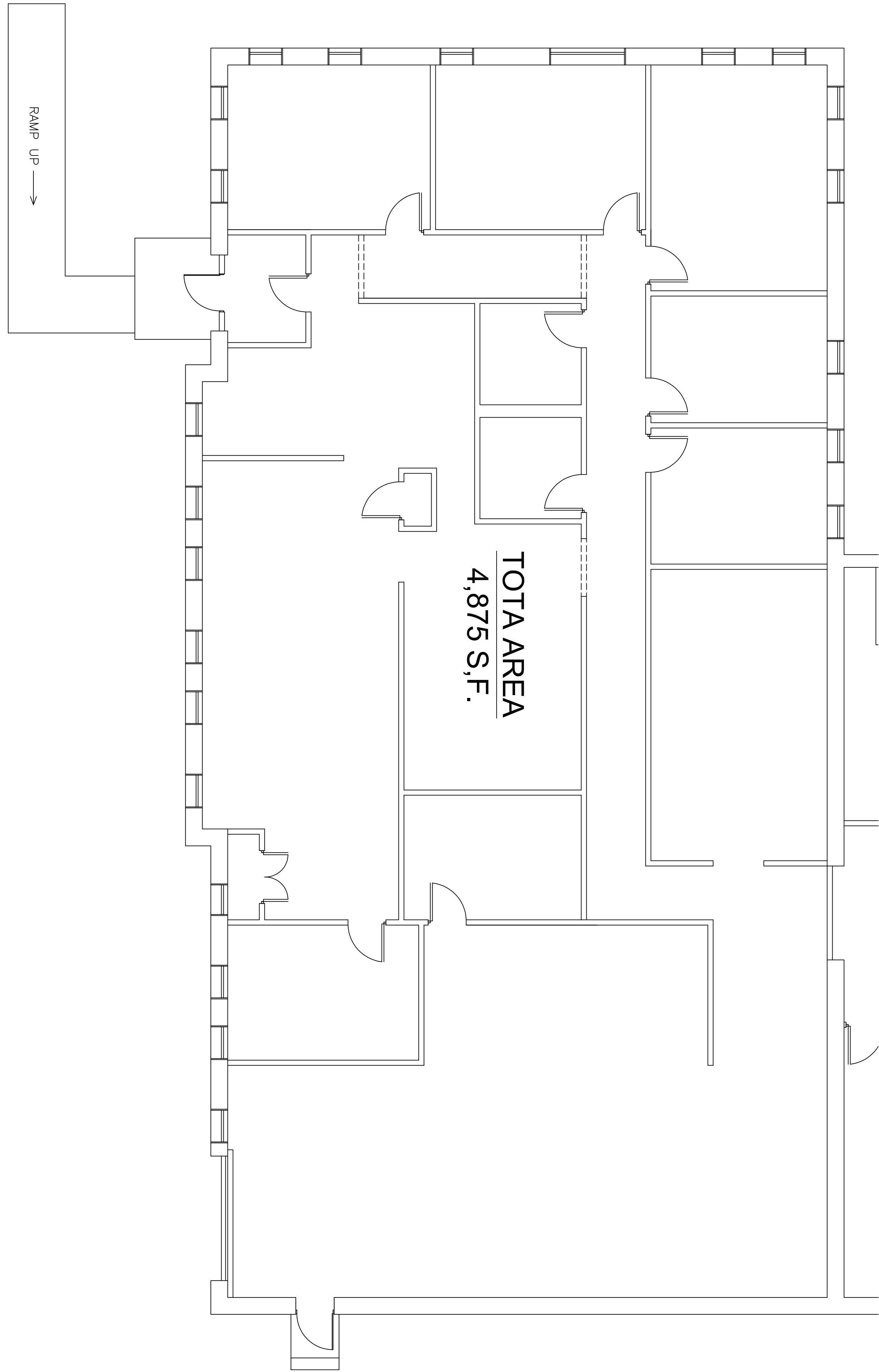




# 19 WHEELING AVE WOBURN



# 19 Wheeling Avenue, Woburn, MA



**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

Leasing Broker: Wronka, Ltd. Commercial Real Estate Advisors 781-229-2233

DRAWING TITLE: FLOOR PLAN  SCALE: AS NOTED DATE: 3-1-09 DRAWN BY: SEC SHEET NO.:	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV #</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV #	DATE	DESCRIPTION	BY																													TENANT: VACANT SPACE	ARCHITECT	STAMP	OWNER 19 WHEEL LLC 13 WHEELING AVENUE WOBURN, MA 01801 P: 781.935.6100 F: 781.933.8044	MAGGIORE CONSTRUCTION CORP. 13 WHEELING AVENUE • WOBURN, MASSACHUSETTS 01801 GENERAL CONTRACTORS AND BUILDERS PHONE: (781) 935-6100 FAX: (781) 933-8044
		REV #	DATE	DESCRIPTION	BY																																	
CALLED NORTH 	PROJECT 19 WHEELING AVE WOBURN, MA																																					

A-1