

Executive Summary



PROPERTY SUMMARY

AVAILABLE SF:	4,000 SF - Unit 51
LEASE RATE:	\$13.50 SF/Yr (NNN)
LOT SIZE:	2.34 Acres
BUILDING SIZE:	28,500 SF
ZONING:	IP
MARKET:	Route 128 North
CROSS STREETS:	Commerce Way And Constitution Way

PROPERTY HIGHLIGHTS

- Neighboring companies include; Avis Rent-a-car, Lowe's, Target, TJ Maxx, Joe's Bar & Grill and many others
- Located minutes from both Route 93 and Route 128
- The space is suitable for many different types of uses
- Competitive Market Rent

45-61 COMMERCE WAY WOBURN, MA 01801

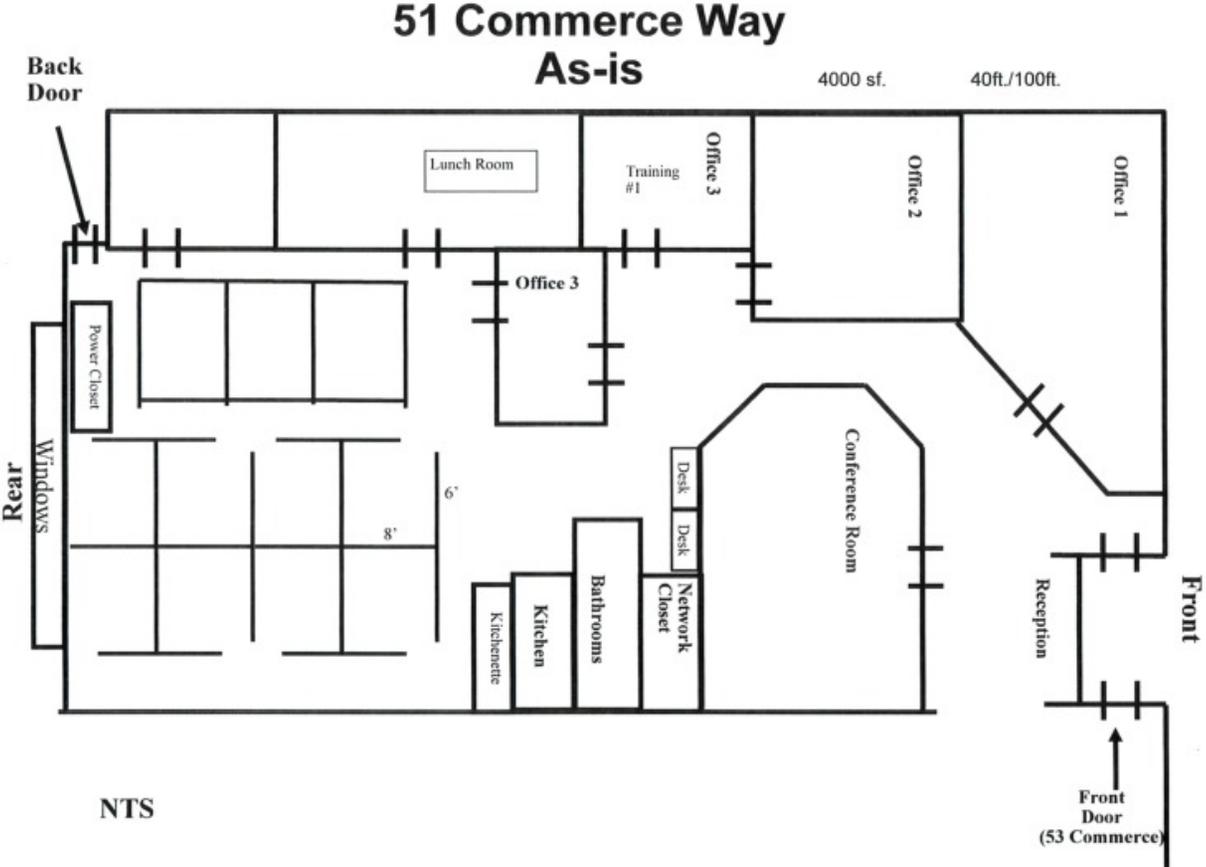
SVN | Parsons Commercial Group - Boston | Page 1

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

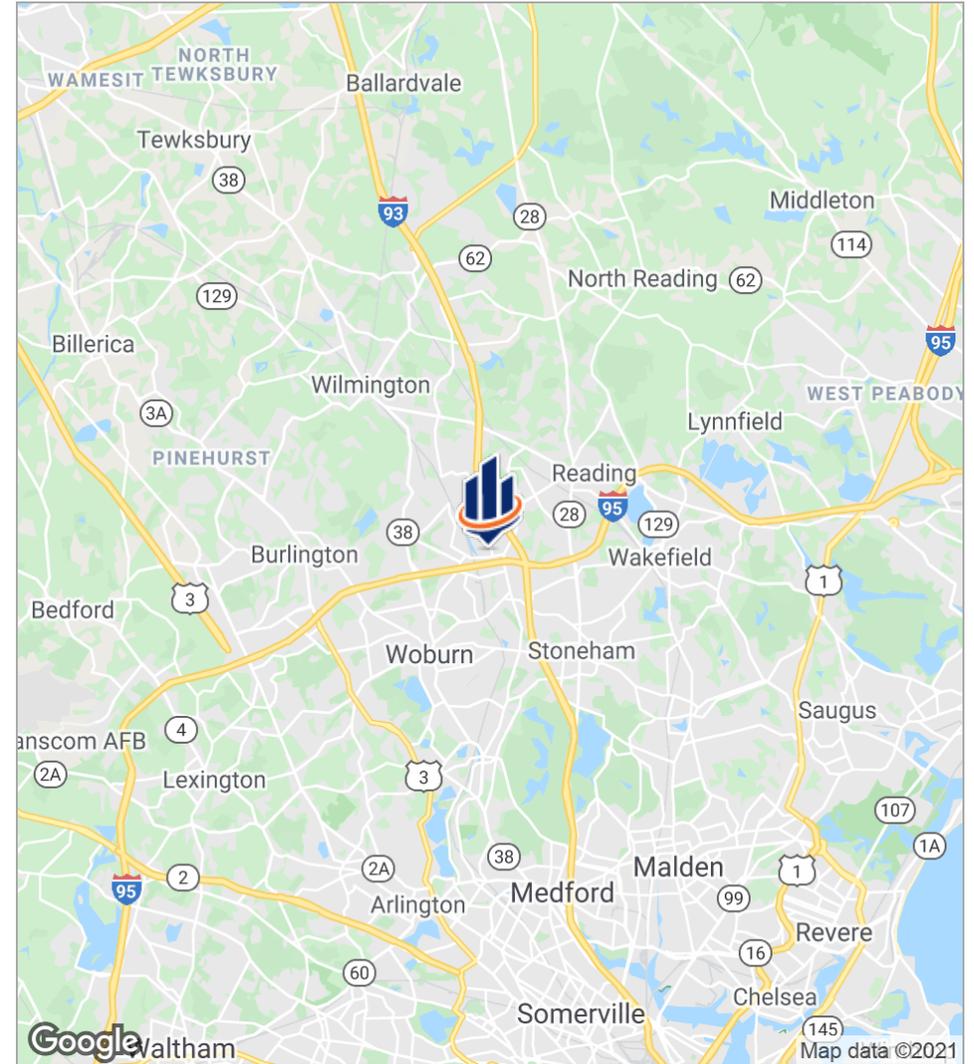
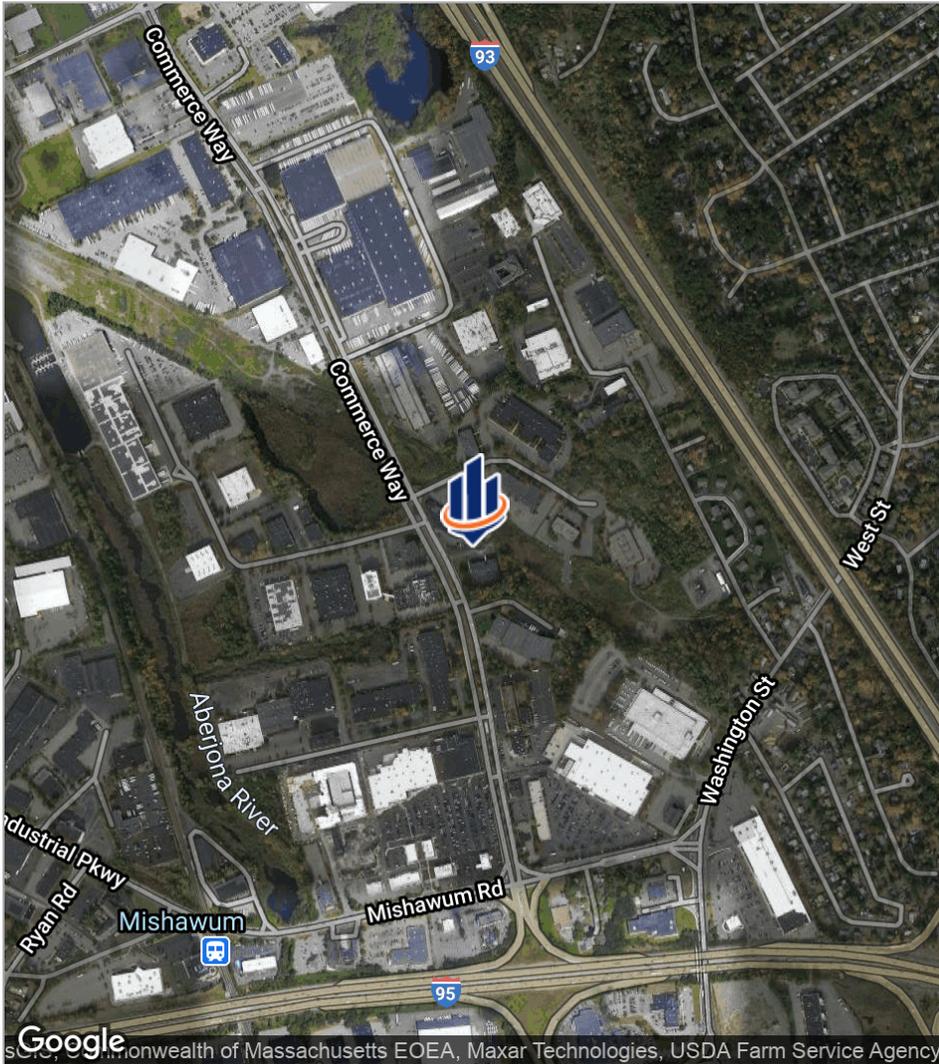


Floor Plan



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



45-61 COMMERCE WAY WOBURN, MA 01801

SVN | Parsons Commercial Group - Boston | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.