

Property Overview



5 WHEELING AVENUE ♦ WOBURN, MA

Presented by

Mark A. Norton
Senior Associate

617-951-4113 (direct)
617-939-3512 (cell)
mnorton@lpc.com (email)

Rob Cronin
Vice President

617-951-4147 (direct)
781-929-4699 (cell)
rcronin@lpc.com (email)

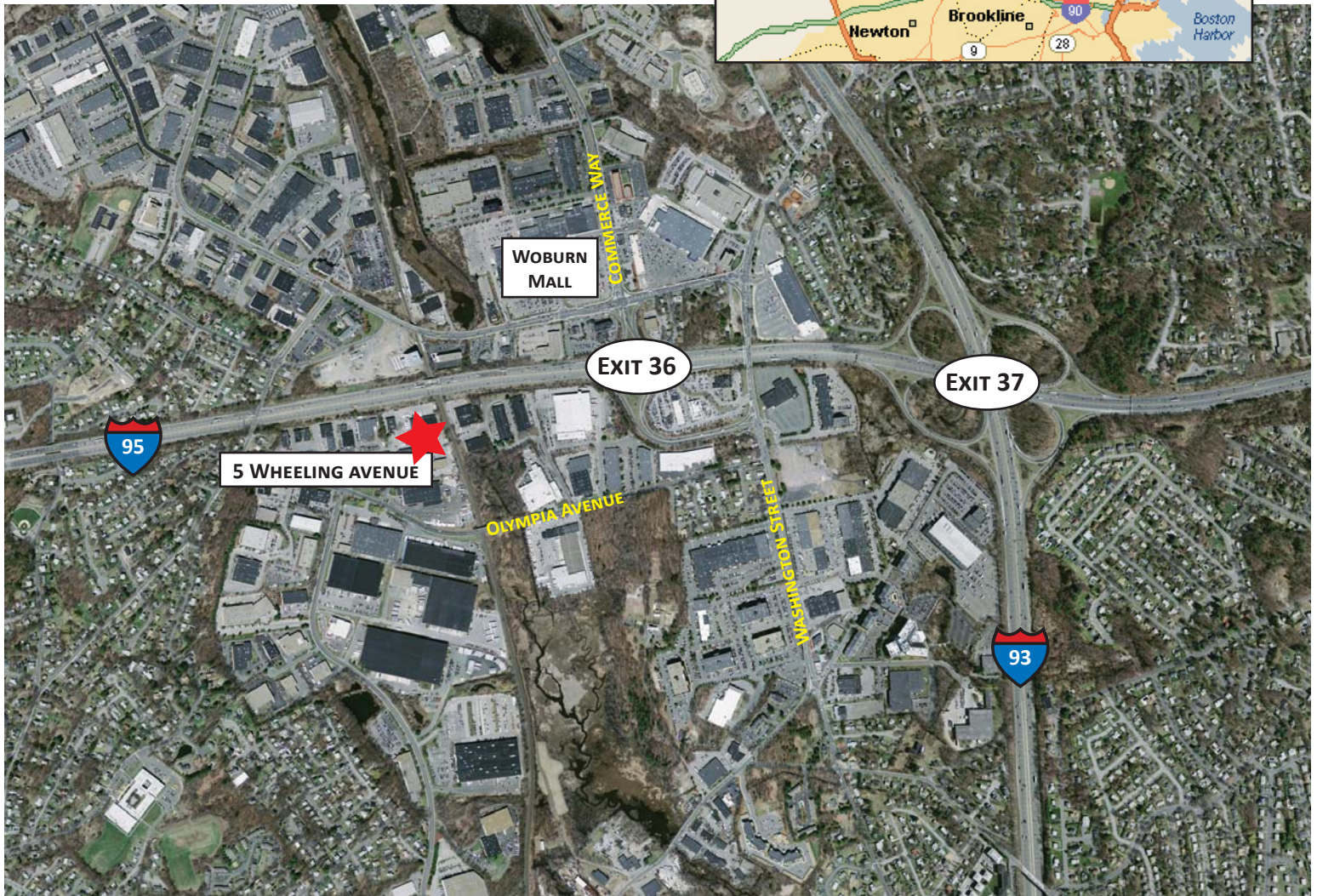
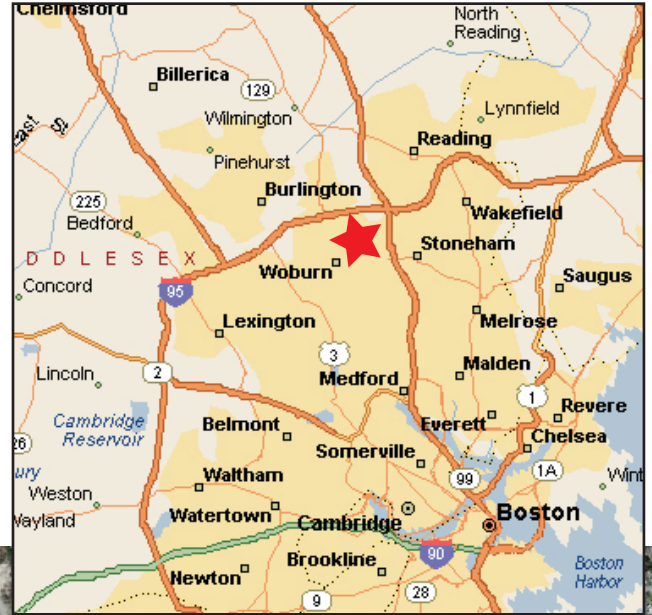
TAB I **LOCATION**

TAB II **BUILDING SPECIFICATIONS**

TAB III **TENANT BENEFITS**

TAB IV **FLOOR PLANS**

- ◆ Located in Woburn, **5 Wheeling Avenue** is off of the intersection of Interstates 95 and 93.
- ◆ **7 Wheeling Avenue** is:
 - ◆ 0.7 miles to I-95/Rte. 128
 - ◆ 1.3 miles to I-93
 - ◆ 8.5 miles to Route 1
 - ◆ 9.0 miles to Cambridge
 - ◆ 10.5 miles to Route 2
 - ◆ 11.5 miles to Boston



Building Size	40,744 SF
Available Space	11,019 SF
Type	Warehouse/Flex/Office
Built	1984
Land Area	2.81 Acres
HVAC	High efficiency gas fired units A/C in office space
Parking	1.22 / 1,000 SF
Owner	The Maggiore Companies
Management	The Maggiore Companies
Clear Height	20' clear
Loading	3 tailboard docks 1 drive-in
Outdoor Storage	Approximately 10,000 SF of secured yard space is adjacent to the building



Ownership

The Maggiore Companies is a well capitalized and highly respected local building owner and property manager. With over 30 years of experience, The Maggiore Companies provide their tenants with tremendous value by providing first class property management and construction services.

Location

5 Wheeling Avenue delivers a proven corporate location with exceptional Woburn neighbors including Raytheon, Harvey Industries, Thermo Fisher Scientific, Northern Bank & Trust, and American Tower Corporation to name a few.

The immediate neighborhood provides an abundance of amenities including the Woburn Mall, Marriott Hotel, Starbucks, Dunkin' Donuts, Joe's American, Boston Sports Clubs, Target, etc.



Highway Access

Unmatched for the value, **5 Wheeling Avenue** is located at the intersection of Route 128/I-95 and I-93 providing quick access to many of Boston's major arteries including I-495, Route 3, Route 2, Route 1 and I-90.

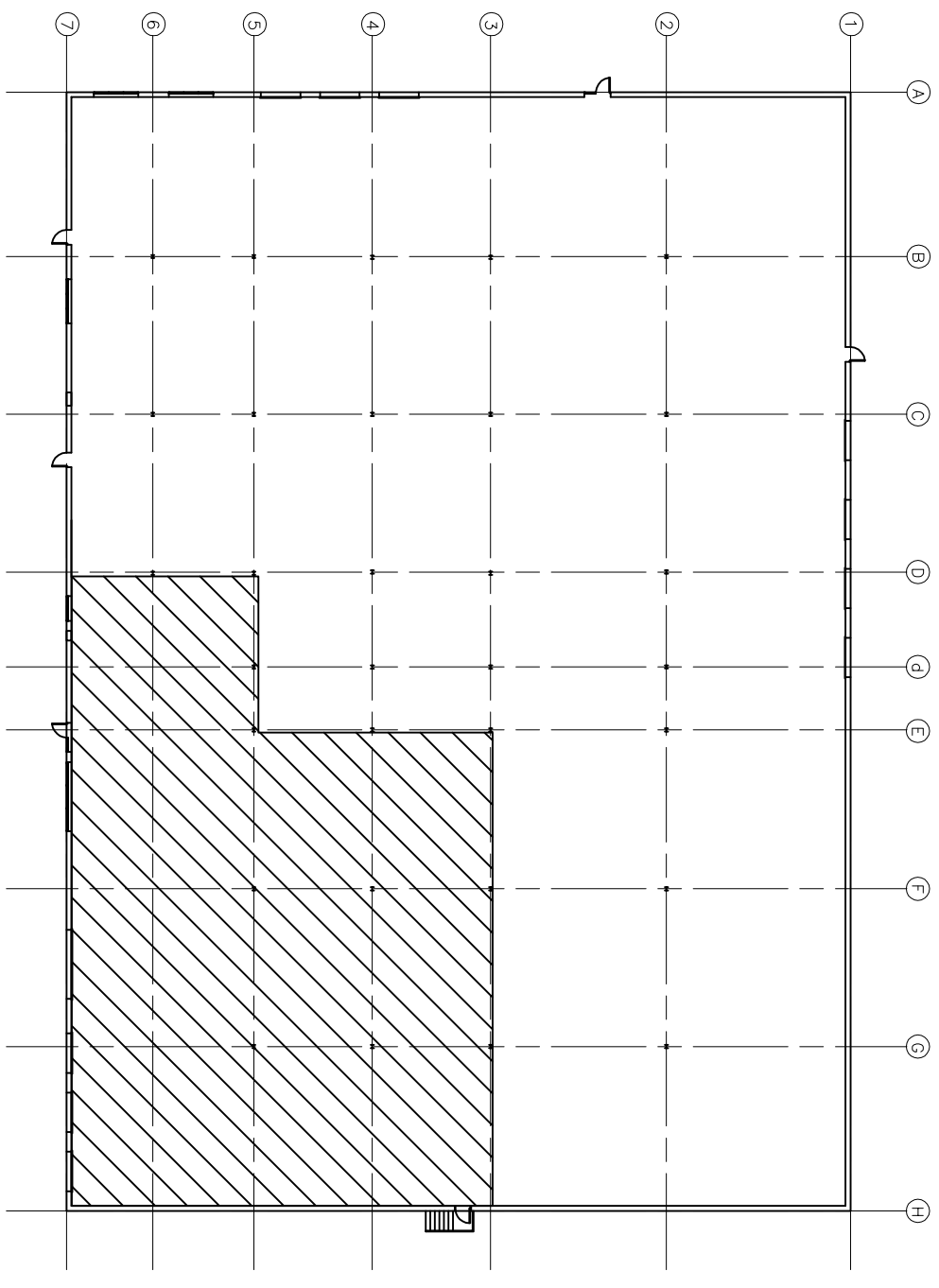
Image

Adjacent to I-95/128, the property's presence and professional setting help to enhance any tenant's corporate image.



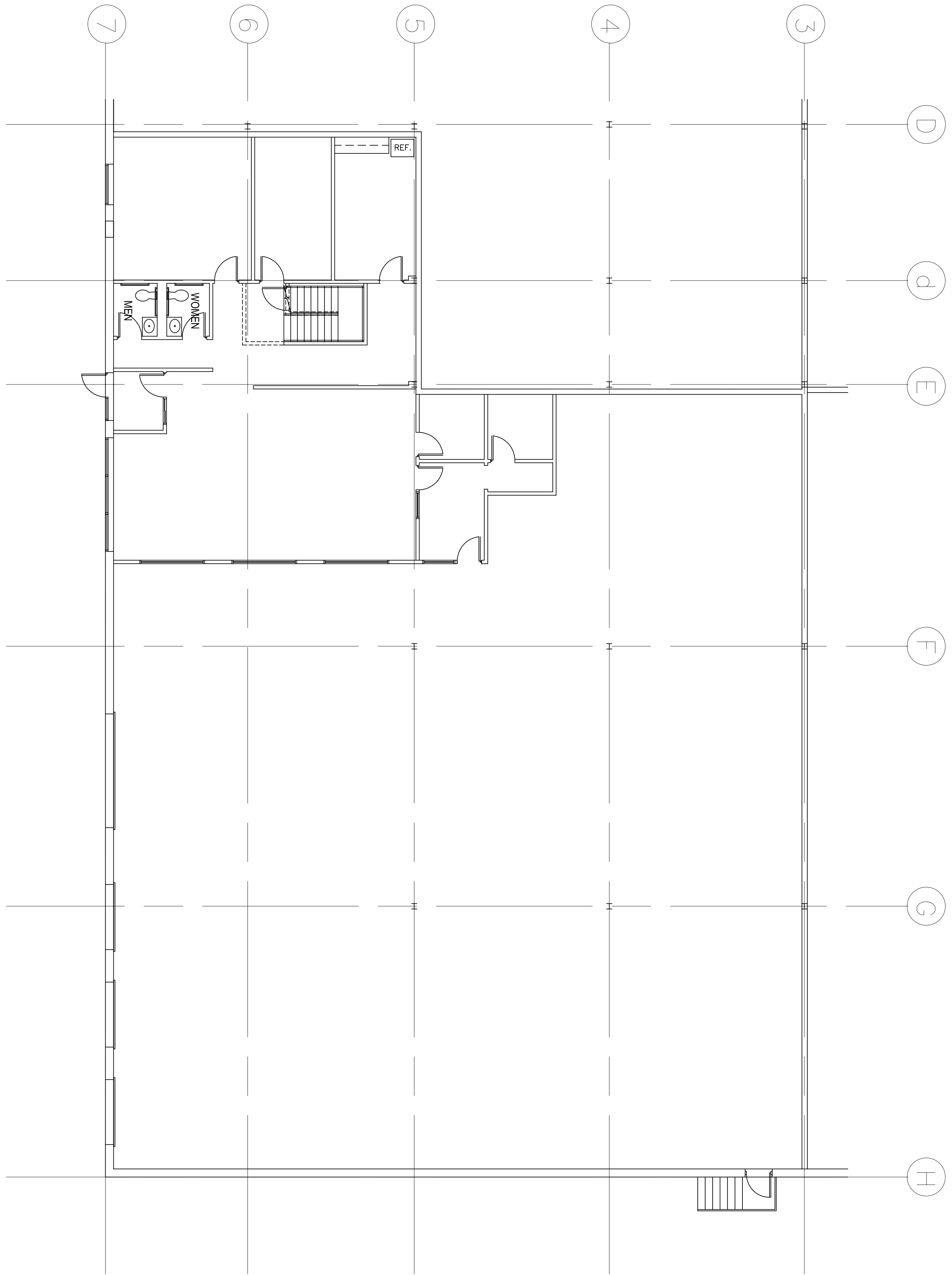
Expansion

As owner and manager of over 1,750,000 SF of real estate, The Maggiore Companies offer tenant's an array of flexible growth opportunities.



FIRST FLOOR LOCUS PLAN

SCALE: NTS



FIRST FLOOR

SCALE: 1/8" = 1'-0"

OFFICE	2,307 S.F.	6,953 S.F.
FIRST FLOOR	1,486 S.F.	
SECOND FLOOR	3,160 S.F.	
OPTIONAL 2ND FLR		
WAREHOUSE	7,226 S.F.	
TOTAL	14,179 S.F.	

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MAGGIORE CONSTRUCTION CORP.
 13 WHEELING AVENUE • WOBURN, MASSACHUSETTS 01801
 GENERAL CONTRACTORS AND BUILDERS
 PHONE: (781) 935-6100 FAX: (781) 933-8044

OWNER
 XXX
 13 WHEELING AVENUE
 WOBURN, MA 01801
 P: 781.935.6100
 F: 781.933.8044

STAMP

ARCHITECT

PROPOSED TENANT:
 VACANT SPACE

PROJECT
 BUBUILDING 5
 5 WHEELING AVE
 WOBURN, MA

REVISIONS

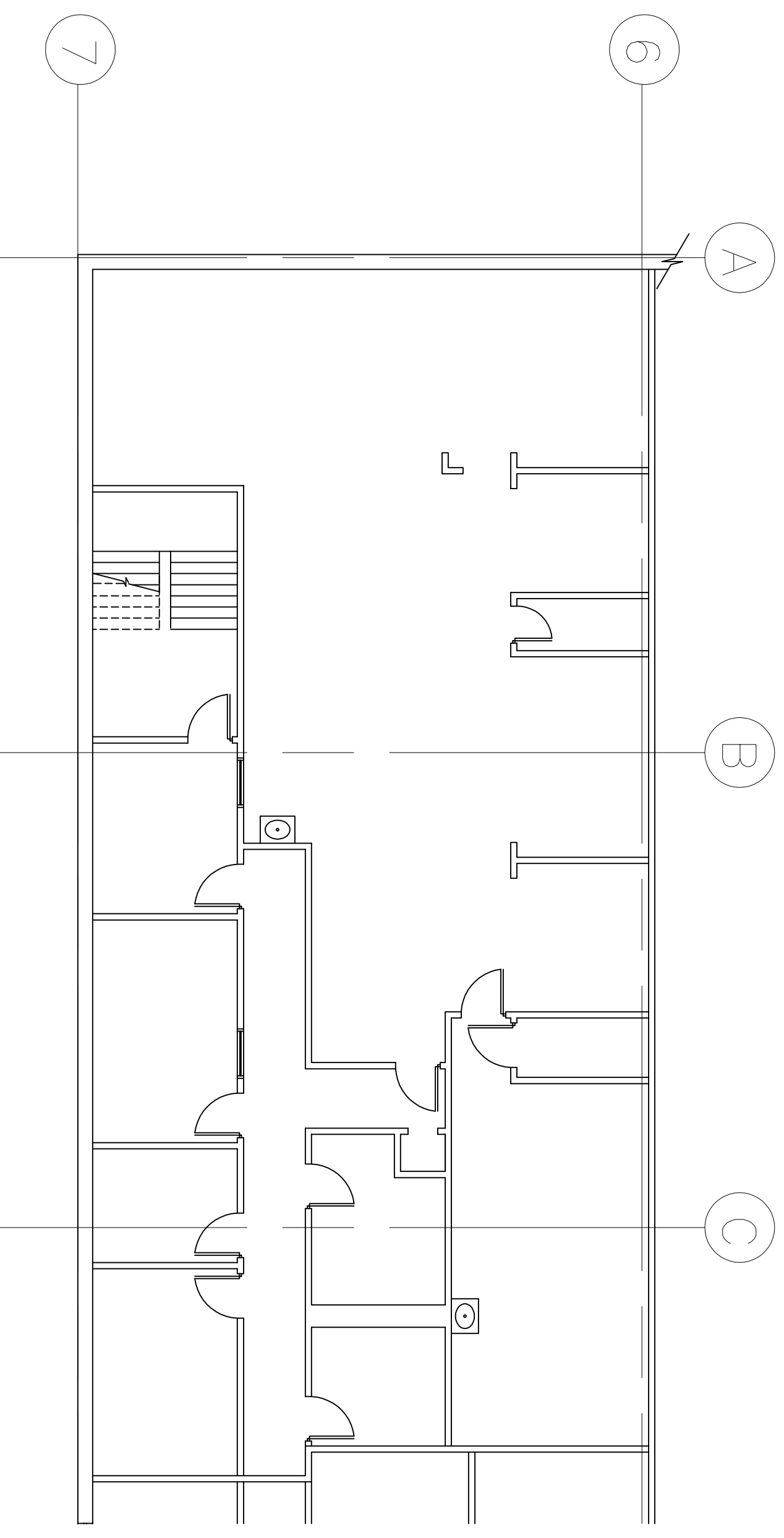
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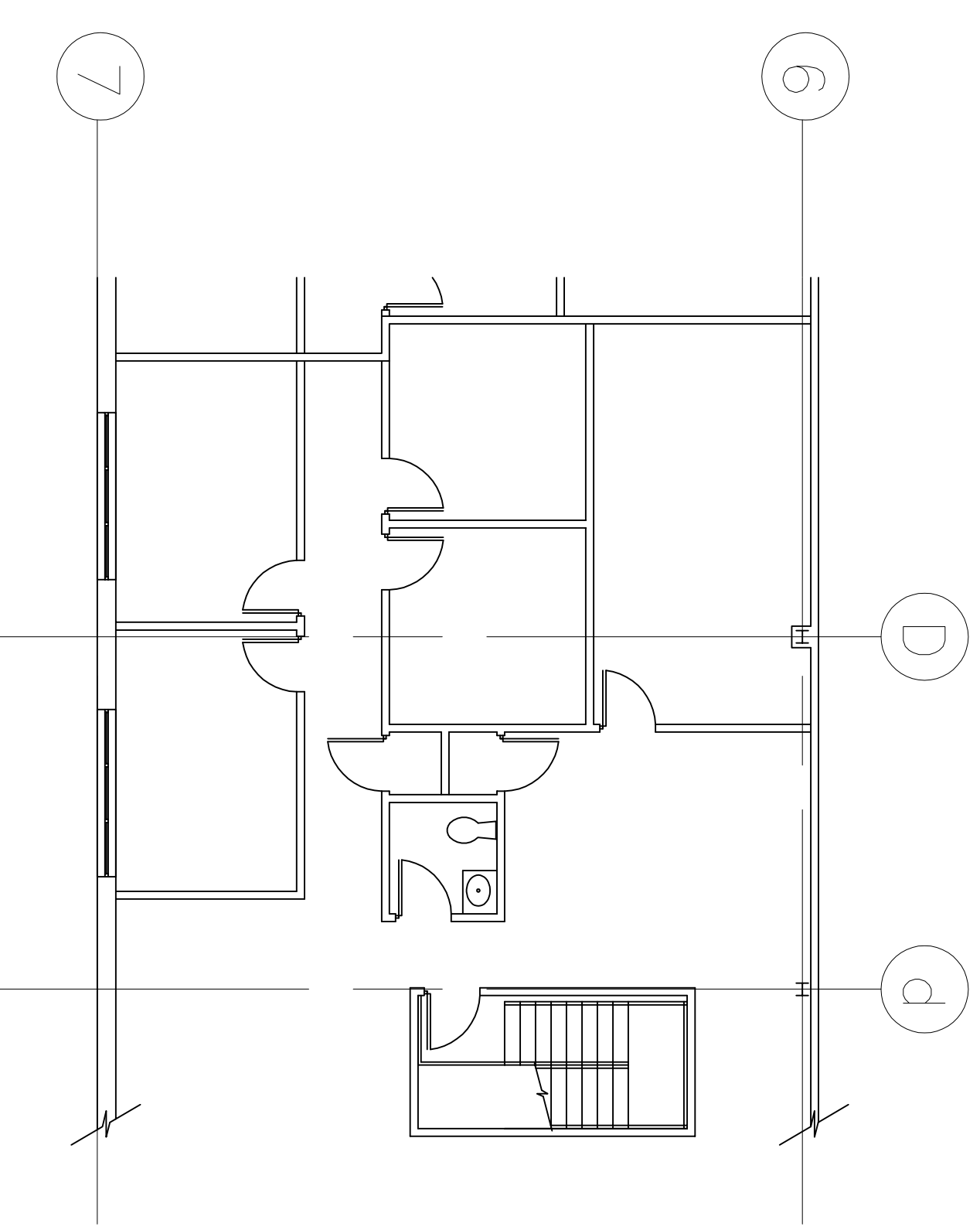
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 FLOOR PLAN

SCALE: AS NOTED
DATE: 4-13-10
DRAWN BY: SEC
SHEET NO.:

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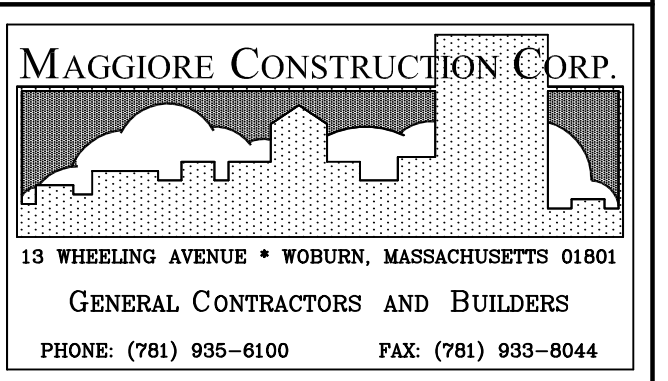
**OPTIONAL SPACE
SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

OFFICE	6,953 S.F.
FIRST FLOOR	2,307 S.F.
SECOND FLOOR	1,486 S.F.
OPTIONAL 2ND FLR	3,160 S.F.
WAREHOUSE	7,226 S.F.
TOTAL	14,179 S.F.

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XXX
13 WHEELING AVENUE
WOBURN, MA 01801
P: 781.935.6100
F: 781.933.8044

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ARCHITECT

PROPOSED TENANT:
VACANT SPACE

PROJECT
BUBUILDING 5
5 WHEELING AVE
WOBURN, MA

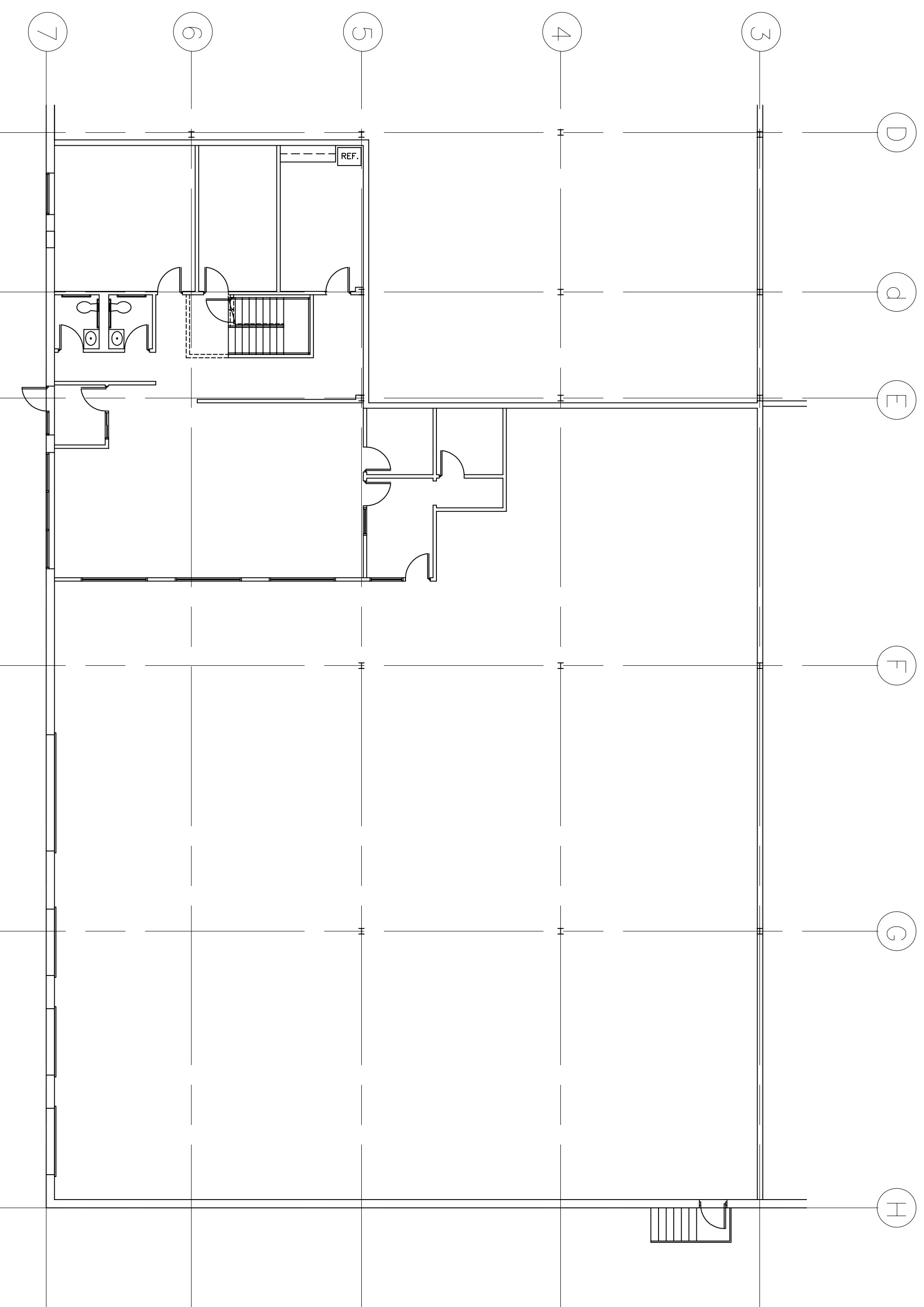
REVISIONS			
REV #	DATE	DESCRIPTION	BY

CALLLED NORTH

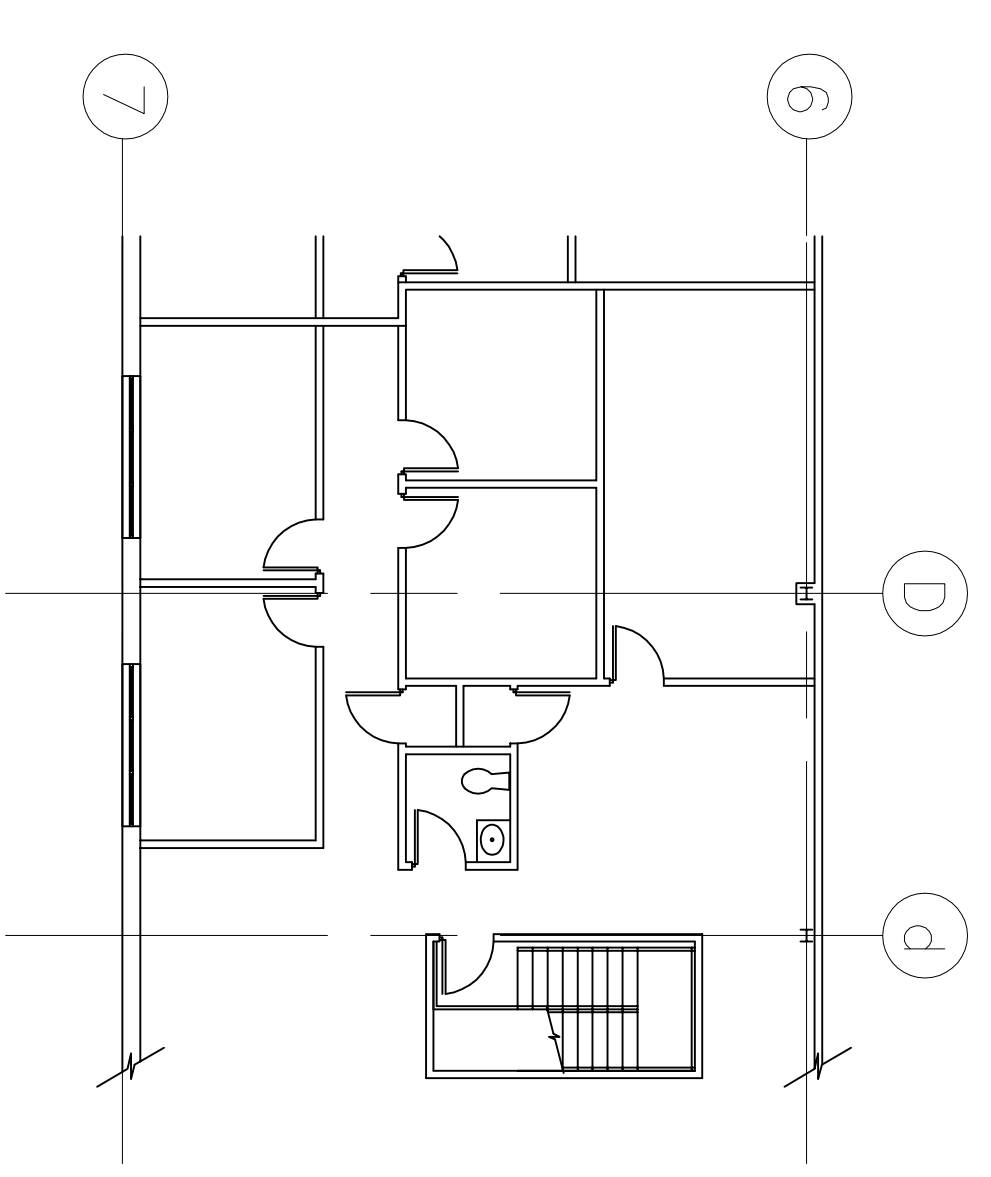
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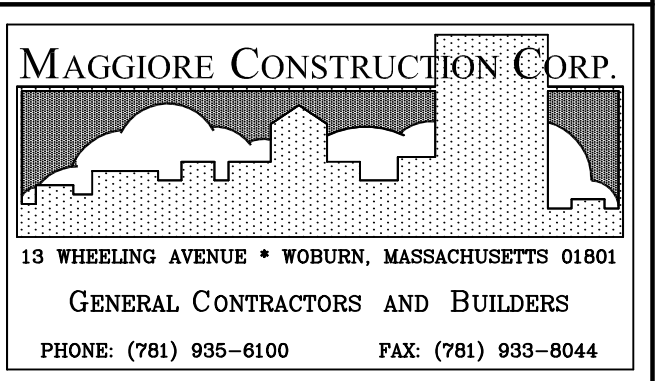
FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

OFFICE	3,793 S.F.
FIRST FLOOR 2,307 S.F.	
SECOND FLOOR 1,486 S.F.	
WAREHOUSE	7,226 S.F.
TOTAL	11,019 S.F.

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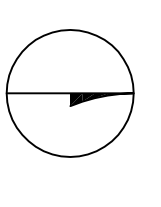
ARCHITECT

PROPOSED TENANT:
CHAMPION

PROJECT
BUBUILDING 5
5 WHEELING AVE
WOBURN, MA

REVISIONS			
REV #	DATE	DESCRIPTION	BY

CALLLED NORTH



DRAWING TITLE:
FLOOR PLAN

SCALE: AS NOTED
DATE: 4-13-10
DRAWN BY: SEC
SHEET NO.:

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