

**FOR SALE  
OR LEASE**

**331 NEW BOSTON STREET  
WOBURN, MASSACHUSETTS**

**\* Subdivides to 18,000 Square Feet \***



**44,000 SF HIGH BAY INDUSTRIAL SPACE AVAILABLE**

For more information,  
please contact:

**ROB CRONIN**  
617-951-4147  
rcronin@lpc.com

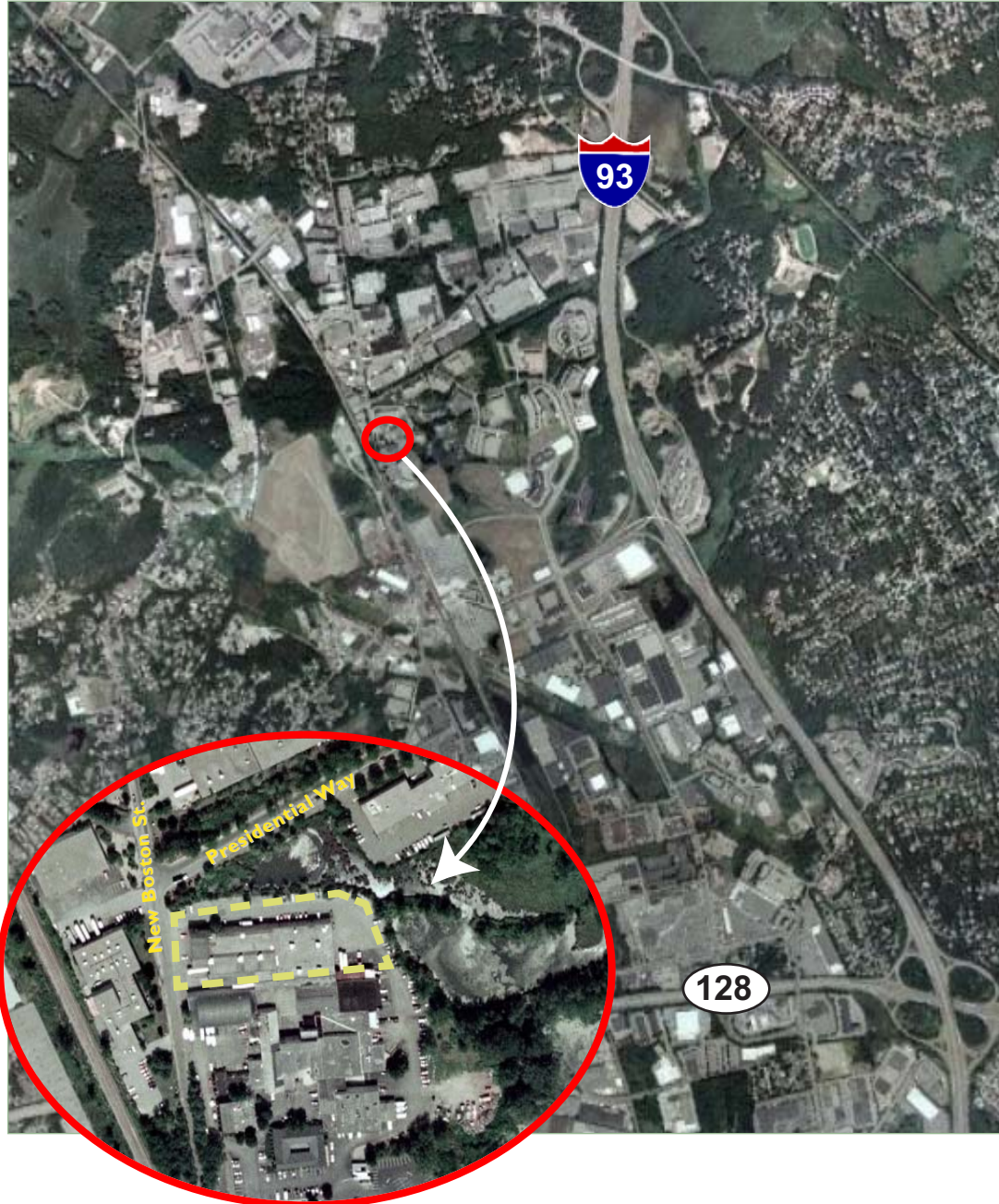
- 44,000 SF Industrial Space
- 18' Clear Height
- 7 Tailboard Docks and Drive-In Access
- Excellent Manufacturing/Warehouse/Distribution Location
- Full Building A/C and Heavy Power
- Subdividable to 18,000 Square Feet

225 Franklin Street, 23rd Floor • Boston, Massachusetts 02110  
Telephone 617.951.4100 • Facsimile 617.737.3315  
[www.lpcboston.com](http://www.lpcboston.com)

**LINCOLN  
PROPERTY  
COMPANY**

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### SQUARE FOOTAGE AVAILABLE

- 44,000 SF
- Subdivides to 18,000 SF

### HEAT/AC

- Seven (7) 30 ton, Carrier high-efficiency rooftop units.
- Gas fired, installed in 2005

### LOADING

- Seven (7) Tailboard docks
- One (1) 20' wide drive in ramp

### ROOF

- Rubber membrane roof
- Replaced 2001

### CEILING HEIGHT

- 18' clear

### SPRINKLERS

- Wet system

### PARKING

- Ample

### ZONING

- IP-2 (Industrial Park)

### DATE OF AVAILABILITY

- May 1, 2009