

30 Industrial Way *Wilmington, Massachusetts*

**AVAILABLE
FOR LEASE**



Lincoln Property Company is pleased to present **30 Industrial Way**, Wilmington, MA a 177,350 SF warehouse/manufacturing/office building.

- ◆ Easy access to I-93, I-95 and I-495
 - minutes to I-93 and I-95
 - 12 miles to I-495
 - 16 miles to Boston
- ◆ Versatile location and layout make it a great option for a wide range of users.
- ◆ Nearby amenities include numerous restaurants, retail and hotels.

For more information, or to
schedule a tour, please contact

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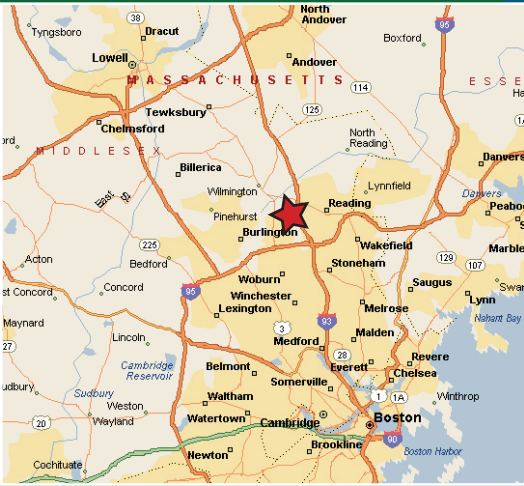
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**LINCOLN
PROPERTY
COMPANY**

30 Industrial Way Wilmington, Massachusetts

BUILDING SPECIFICATIONS

<i>Land Area:</i>	12.15 acres
<i>Building RBA:</i>	177,350 SF
<i>Office/Mezzanine:</i>	30,654 SF <ul style="list-style-type: none">◆ 1st Floor 15,327 SF◆ 2nd Floor 15,327 SF
<i>Year Built:</i>	circa 1968, renovated 1982-1986
<i>Parking:</i>	195 spaces (approximately)
<i>Loading:</i>	6 dock doors with levelers; 2 drive-in doors
<i>Clear Height:</i>	22'
<i>Sprinklers:</i>	Wet, consists of (3) feeds supplying (5) sprinkler zones
<i>Structure:</i>	Steel; concrete slab foundation; exterior walls are pre-finish metal with concrete/cinder block
<i>Floors:</i>	Mostly sealed concrete Carpet covered wood on mezzanine office level
<i>Roof:</i>	Rubber membrane/tar and gravel section
<i>Air Conditioning:</i>	13 Trane and Carrier units
<i>Heat:</i>	Hot water reheat and gas fired exchangers via package roof top units and hot water boiler. Suspended gas heaters in warehouse
<i>Electrical System:</i>	(3) 13.8 KV-280 volt transformers; main 480-volt switches



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