

AVAILABLE FOR SALE OR LEASE

12,400 SF Flex/Industrial Building



72 Jonspin Road, Wilmington, MA

Klemmer Associates is pleased to offer an excellent opportunity to own or lease a free standing building in a prime location along I-93. Built in 1995, this attractive brick building offers 4,800 square feet of first class office on two levels with roughly 7,600 square feet of high bay industrial space that could be used for storage, production or light industrial. The property has close to 20,000 square feet of paved area which include 45 parking spaces.

Located in the North Wilmington Business Park, 72 JONSPIN is located just off I-93 and seven miles from either Rte 128 or I-495. The well manicured park is home to many high tech and other well known companies including, Unifirst Corp., Thermo Fisher, and L3 Communications.

For more information contact



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

781.729.5000

www.klemmerassoc.com

72 Jonspin Road

Wilmington, Massachusetts



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

SPECIFICATIONS

Building Size: 12,400 square feet (4,800 SF office/
7,600 SF high-bay Industrial)

Lot Size: 2.32 acres (includes approx.
20,000 SF of paved area)

Year Built: 1995

HVAC: Roof mounted gas-fired
heaters

Clear Height: 21 feet

Power: 400 amps/480 volts

Roof: Graveled rubber
membrane

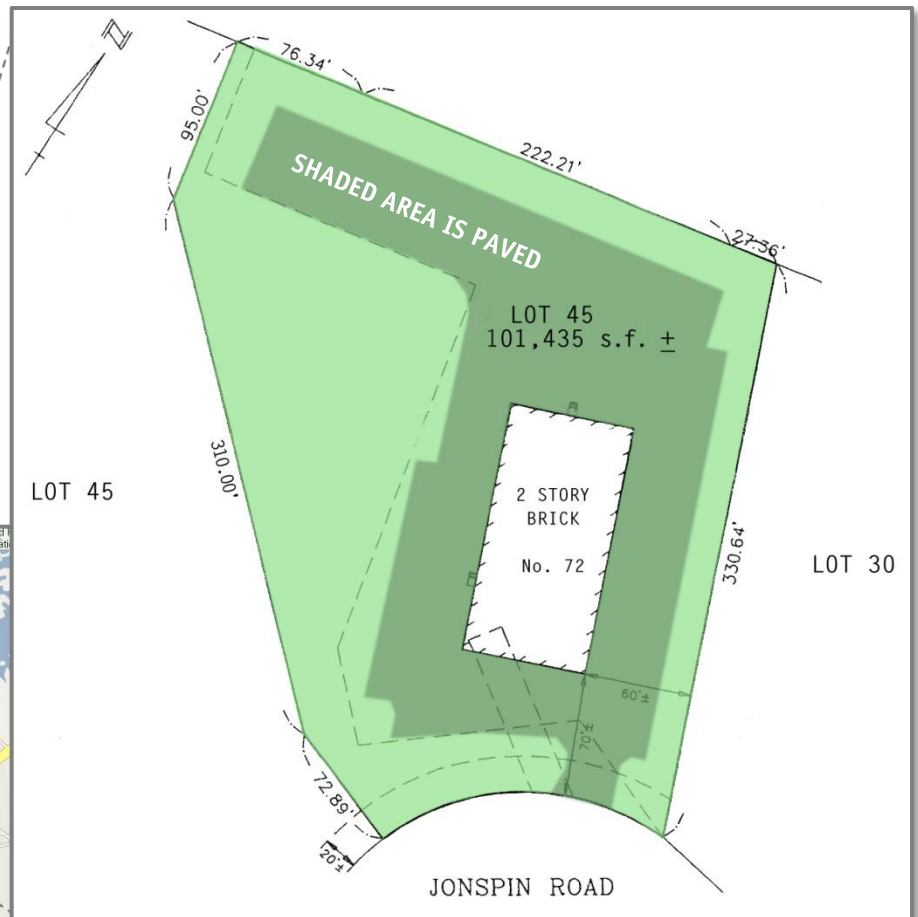
Sprinkler: 100% throughout

Parking: 45 surface spaces
(expandable)

Water/Sewer: Municipal/Private Septic

Taxes: \$22,760 (FY'09)

Zoning: General Industrial (GI), including but
not limited to office, warehouse, and
light industrial.



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

For additional information or to sign up for our online service
781.729.5000 or online at www.klemmerassoc.com