

# AVAILABLE FOR SALE/LEASE

## 96 Audubon Road

Wakefield, Massachusetts

12,000-42,720 SF Industrial



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### PROPERTY OVERVIEW

Klemmer Associates is pleased to offer 96 Audubon Road in Wakefield consisting of 42,720 square feet of industrial space. The building is available for sale or lease and will subdivide down to 12,000 square feet.

With direct access to Route 128 via Exit 42, the space is ideal for many service, manufacturing and warehouse uses with 21' clear ceiling heights, 7 drive-ins and 5 tailboard docks. The building sits on 5.8 acres and has ample parking.



**KLEMMER ASSOCIATES, LLC**  
COMMERCIAL REAL ESTATE SERVICES

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*For additional information or to sign up for our online service*  
**781.729.5000 or [www.klemmerassoc.com](http://www.klemmerassoc.com)**

### SPECIFICATIONS

<b>Building Size:</b>	42,720 SF total
<b>Available for Lease:</b>	12,000-42,720 SF
<b>Land Area:</b>	5.8 acres
<b>Year Built:</b>	1981
<b>Clear Height:</b>	21 feet
<b>Loading:</b>	Seven (7) drive-ins; Five (5) tailboard docks
<b>Power:</b>	1,200 amps; 600 volts; 3 phase
<b>HVAC:</b>	Gas fired air rotation units
<b>Sprinkler:</b>	Wet throughout

**Zoning:** Industrial (I)

**Water/Sewer:** Municipal



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