

AVAILABLE FOR LEASE

36 Cabot Road

Woburn, Massachusetts

60,000-100,000 SF Warehouse/Industrial



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PROPERTY OVERVIEW

Klemmer Associates is pleased the availability of 60,000-100,000 square feet at **36 Cabot Road**. The property has recently been purchased and is currently undergoing a major renovation. There will be new lighting, Cambridge make-up air heating units in the high bay space, full AC in the offices as well as a new electric service of up to 2,400 amps/480 volts.

A great opportunity to lease distribution, or light manufacturing space in a prime location with direct access to Route 128 and I-93 with multiple restaurants, retail and hotels within walking distance.



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**

SPECIFICATIONS

Building Size:	232,994 square feet	Power:	Up to 2,400 amps/480 volts
Available for Lease:	60,000-100,000 square feet	Parking:	336 surface spaces total
Lot Size:	24 acres	Sprinkler:	100% wet throughout
Year Built:	1974; under renovations 2011	Loading:	11 tailboard docks
Column Spacing:	30-40' w x 40-45'd	HVAC:	New Cambridge make-up air heating units in the high bay area; 100% AC throughout offices
Ceiling Height:	22 feet	Utilities:	MWRA

FIRST FLOOR PLAN

