

415 WILDWOOD AVENUE

WOBURN, MASSACHUSETTS

±75,000 - 244,710 SF HIGH-BAY WAREHOUSE



INTERSTATE

93

1.0 MILE
FROM
PROPERTY

INTERSTATE

95

1.0 MILE
FROM
PROPERTY

±75,000 - 244,710 SF
AVAILABLE

Ability to Subdivide to ±75,000 SF

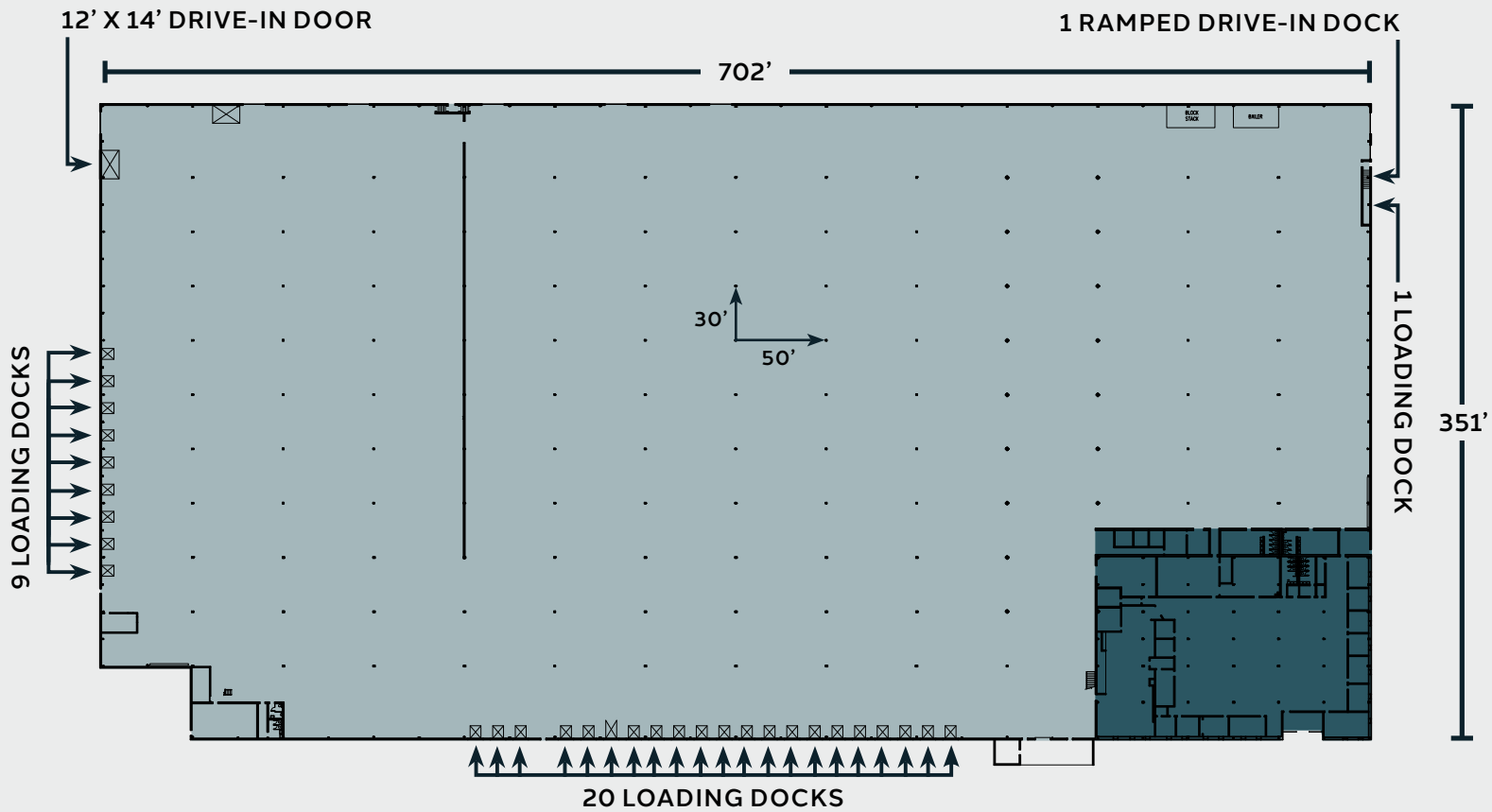
SITE PLAN



BUILDING SPECIFICATIONS

BUILDING SIZE/AVAILABILITY	±244,710 SF
WAREHOUSE	±225,435 SF
OFFICE	±19,275 SF
SITE AREA	±15.22 acres
YEAR BUILT / RENOVATED	1980/2018
PARKING	Option A: 406 auto spaces; 4 trailer stalls Option B: 154 auto spaces; 59 trailer stalls
CONSTRUCTION	Steel with masonry block walls in the office section, concrete floors
ROOF	Single-ply EPDM over metal
CLEAR HEIGHT	30'
COLUMN SPACING	30' x 50'
BUILDING DIMENSIONS	702' x 351'

FLOOR PLAN



LOADING	30 loading docks 1 ramped drive-in dock 1 drive-in door (12'x14')
LIGHTING	LED
HVAC	Three – 40 ton units Air conditioned in mezzanine and office areas, gas fired heating units in the warehouse
ELECTRICAL	2,000 amps, 3-phase
FIRE LIFE SAFETY	Wet system
UTILITIES	
WATER / SEWER	Municipal
GAS	Eversource
ELECTRIC	Eversource

TRAVEL DISTANCES

INTERSTATE 95	1.0 Mile	DOWNTOWN BOSTON	11.0 Miles
INTERSTATE 93	1.0 Mile	INTERSTATE 495	14.0 Miles
ROUTE 3	5.5 Miles	LOGAN INTERNATIONAL AIRPORT	17.0 Miles



CONTACT US

Rob Byrne

Executive Vice President
+1 617 827 7486
robert.byrne@cbre.com

Danielle Frisch

Senior Vice President
+1 781 964 0575
danielle.frisch@cbre.com

Chris Mullen

Senior Vice President
+1 781 801 4432
chris.mullen2@cbre.com

Kendall Lynch

Vice President
+1 781 812 6435
kendall.lynch@cbre.com

Juliana Fiore

Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

WESTBROOK
PARTNERS

CBRE