

# METRO NORTH

BUSINESS CENTER

110 COMMERCE WAY, WOBURN

±15,007 - 51,256 SF AVAILABLE

**±500,000 SF**  
**OF INDUSTRIAL/  
FLEX SPACE**



**FULLY AIR CONDITIONED OPPORTUNITY**



**SIX  
BUILDINGS**



**HIGH-END FLEX/R&D  
INDUSTRIAL PARK**



**MIXED-USE/  
MULTI-TENANT**



**±513,000 SF**



**OWNED BY NATIONAL DEVELOPMENT, A LEADER IN INDUSTRIAL SPACE**

# TREMENDOUS ACCESSIBILITY AND PROVEN CORPORATE LOCATION

BOSTON

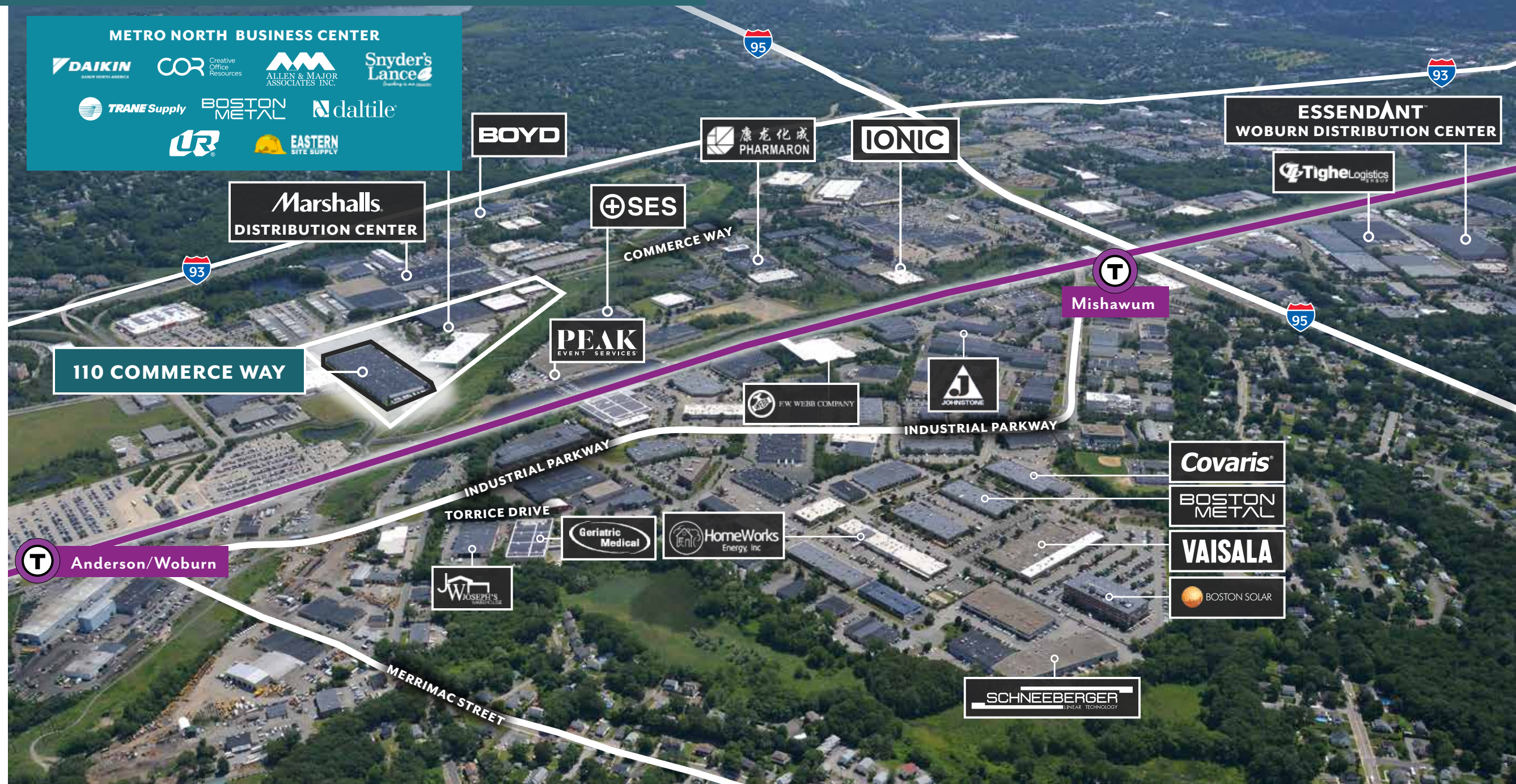
**METRO NORTH BUSINESS CENTER**

**T**  
1.3 MILES FROM MISHAWUM MBTA STATION

**93**  
0.5 MILES FROM ANDERSON/WOBURN MBTA STATION

**128**  
DIRECTLY OFF INTERSTATE 93

**T**  
AT INTERSECTION OF ROUTE 128 & INTERSTATE 93



**110 COMMERCE WAY**

**Marshalls**  
DISTRIBUTION CENTER

**BOYD**

**康龙化成**  
PHARMARON

**IONIC**

**ESSENDANT**  
WOBURN DISTRIBUTION CENTER

**Tighe** Logistics GROUP

**SES**

**PEAK**  
EVENT SERVICES

**T**  
Mishawum

**FW WEBB COMPANY**

**JOHNSTONE**

**INDUSTRIAL PARKWAY**

**INDUSTRIAL PARKWAY**

**Covaris**

**BOSTON METAL**

**VAISALA**

**BOSTON SOLAR**

**TORRICE DRIVE**

**Geriatic Medical**

**HomeWorks**  
Energy, Inc.

**T**  
Anderson/Woburn

**JOSEPH'S**

**MERRIMAC STREET**

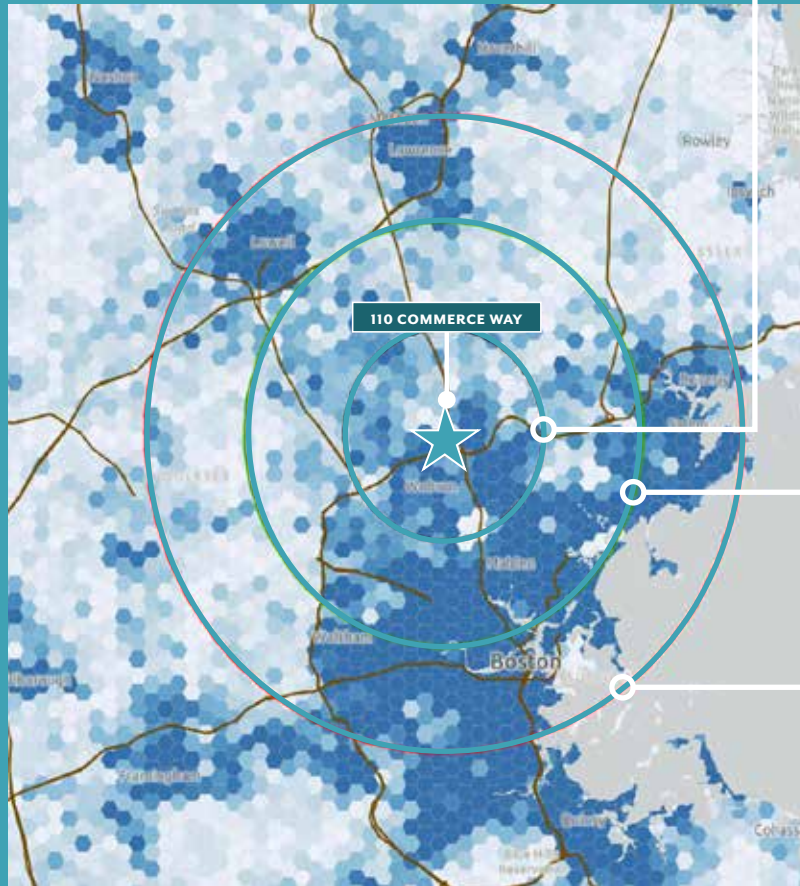
**SCHNEEBERGER**  
LINEAR TECHNOLOGY

# SUPERIOR ACCESS TO WORKFORCE



±15,007 - 51,256 SF  
AVAILABLE

## POPULATION DENSITY



### 5-MILE RADIUS

- 204K population
- 0.39% annual population growth rate
- 78K households
- \$132K median household income
- Over 11K businesses

### 10-MILE RADIUS

- 1.0M population
- 0.31% annual population growth rate
- 388K households
- \$119K median household income
- Over 40K businesses

### 15-MILE RADIUS

- 2.5M population
- 0.4% projected population growth rate
- 962K households
- \$107K median household income
- Over 112K businesses

★ 110 Commerce Way, Woburn

Total Population 2024 per Square Mile



Less Dense

More Dense



# PREMIER AMENITIES NEARBY

±15,007 - 51,256 SF  
AVAILABLE



BURLINGTON MALL - 5.9 MILES

- 1.3 MSF
- 176 Retail/Service/Restaurant Tenants

Anchored by:

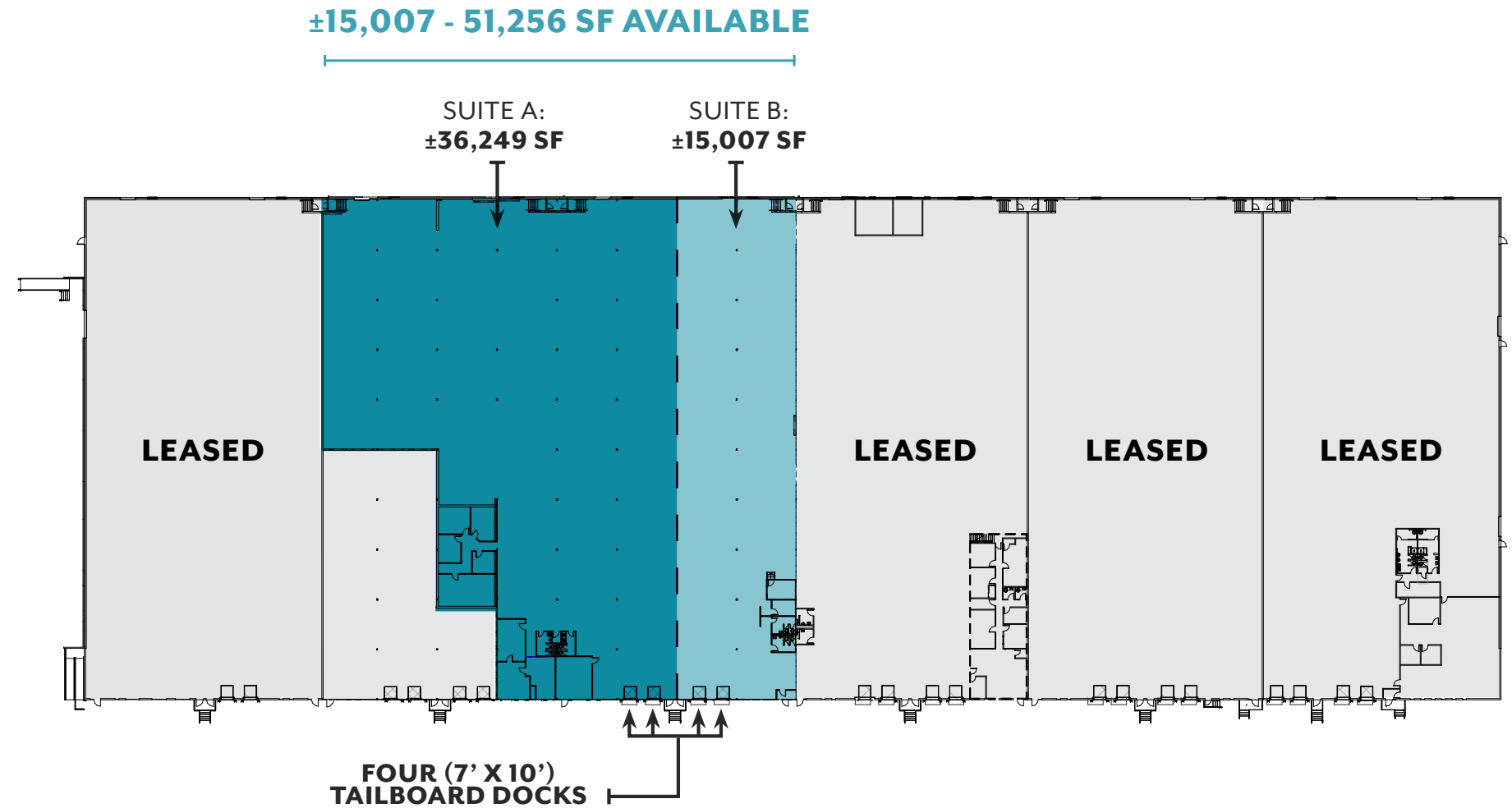


# 110 COMMERCE WAY OPPORTUNITY

FULLY AIR CONDITIONED OPPORTUNITY

## BUILDING SPECIFICATIONS

- + Total Building Size:  $\pm 181,737$  SF
- + Availability: **Immediate**
- + Ceiling Height: **21'6"**
- + Column Spacing: **24'3" x 29'11"**
- + Parking:  $\pm 1.29/1,000$  SF
- + Power: **3,600 Amps @480V** (to be verified to suite)
- + Loading: **Four (7'x10')** tailboard docks
- + Heat: **Gas-fired**
- + HVAC: **Rooftop units**
- + Lighting: **LED & Fluorescent T5 motion sensor**
- + Tel/Data: **Verizon and Comcast**
- + Construction Type: **Masonry**
- + Sprinkler: **Wet**
- + Utilities:
  - Gas: **Eversource**
  - Electricity: **Eversource**
  - Sewer/Water: **City of Woburn**



■ Suites A & B:  
 $\pm 15,007-51,256$  SF  
(ability to subdivide)

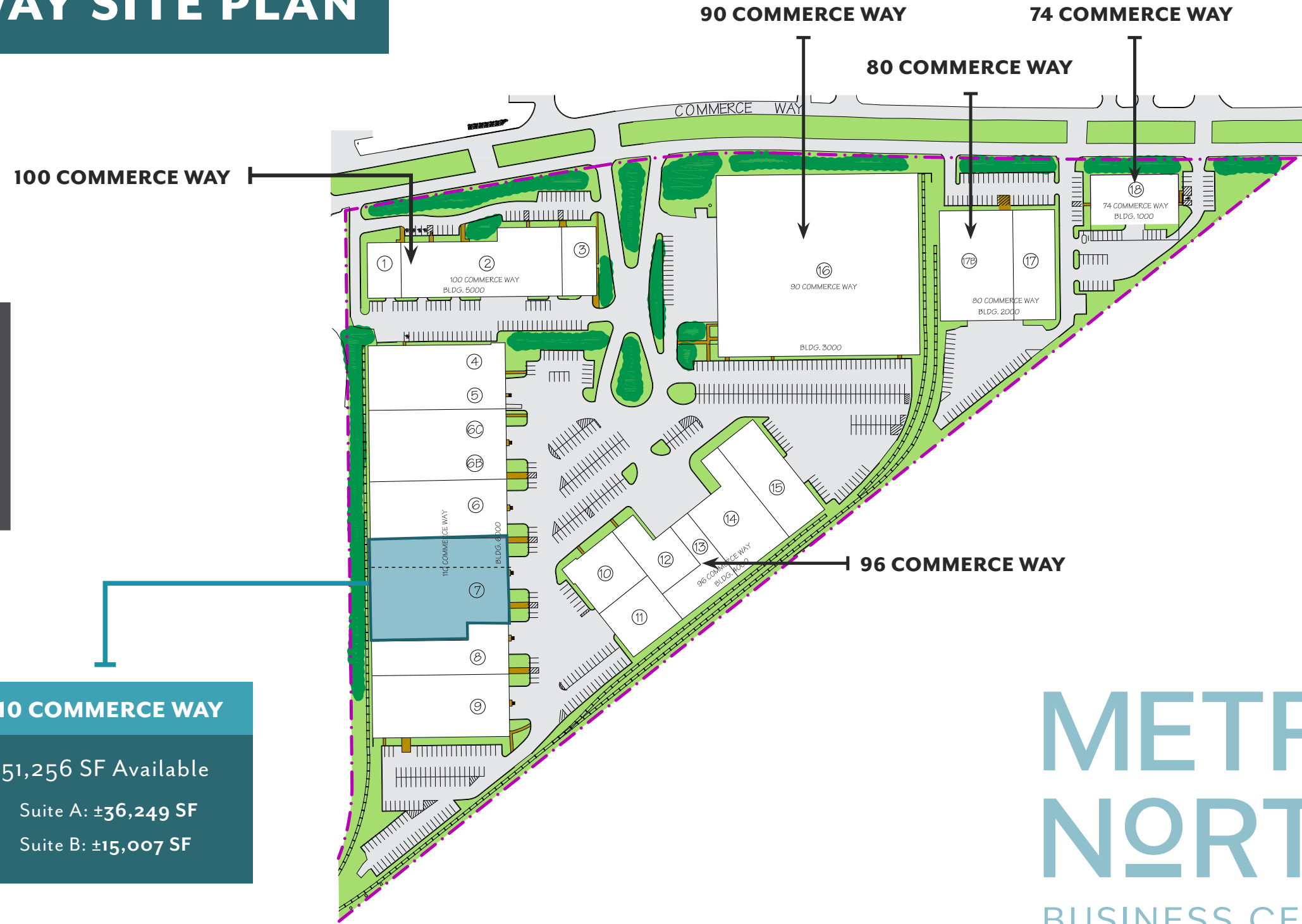
🏭 Warehouse:  
 $\pm 48,456$  SF

👥 Office:  
 $\pm 2,800$  SF

# COMMERCE WAY SITE PLAN

## SITE PLAN

- Total Available: ±15,007-51,256 SF  
(ability to subdivide)
- Leased



### 110 COMMERCE WAY

- ±51,256 SF Available
- Suite A: ±36,249 SF
- Suite B: ±15,007 SF

METRO  
NORTH  
BUSINESS CENTER

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