

32,400 SF BUILDING FOR SALE · 1.65 ACRES

**160 OLYMPIA AVENUE
WOBURN, MASSACHUSETTS**



- Building Features:**
- * Sound Investment - Quality Location and Construction, Built in 1989.
 - * First Floor 16,200 SF with ready to go Commissary/Warehouse.
 - * Approved USDA, FDA, HACCP Food Freezers in place (and removable) for Manufacturing and Distribution.
 - * Second Floor 16,200 SF Office Space with Records Storage, 20+ Offices, Conference Rooms, Kitchen.
 - * 3 Loading Docks (Leveler), 55 Surface Parking Spaces.
 - * Power 1200a, 3p, Utilities Gas Natural.
 - * Excellent Regional Access via I-95 & I-93
 - * Zoned Industrial Park (I-P)
 - * Timing: Immediate



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CRA, LTD. OFFICE / INDUSTRIAL DIVISION

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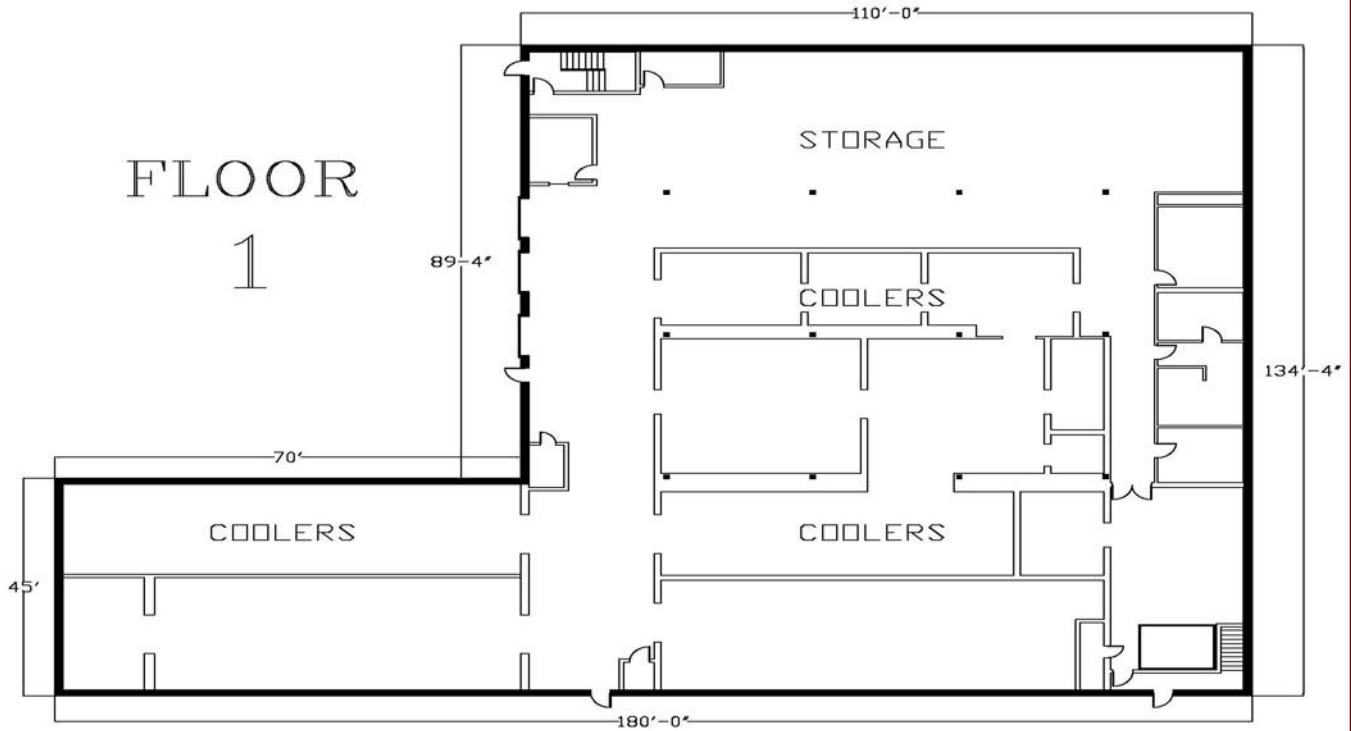
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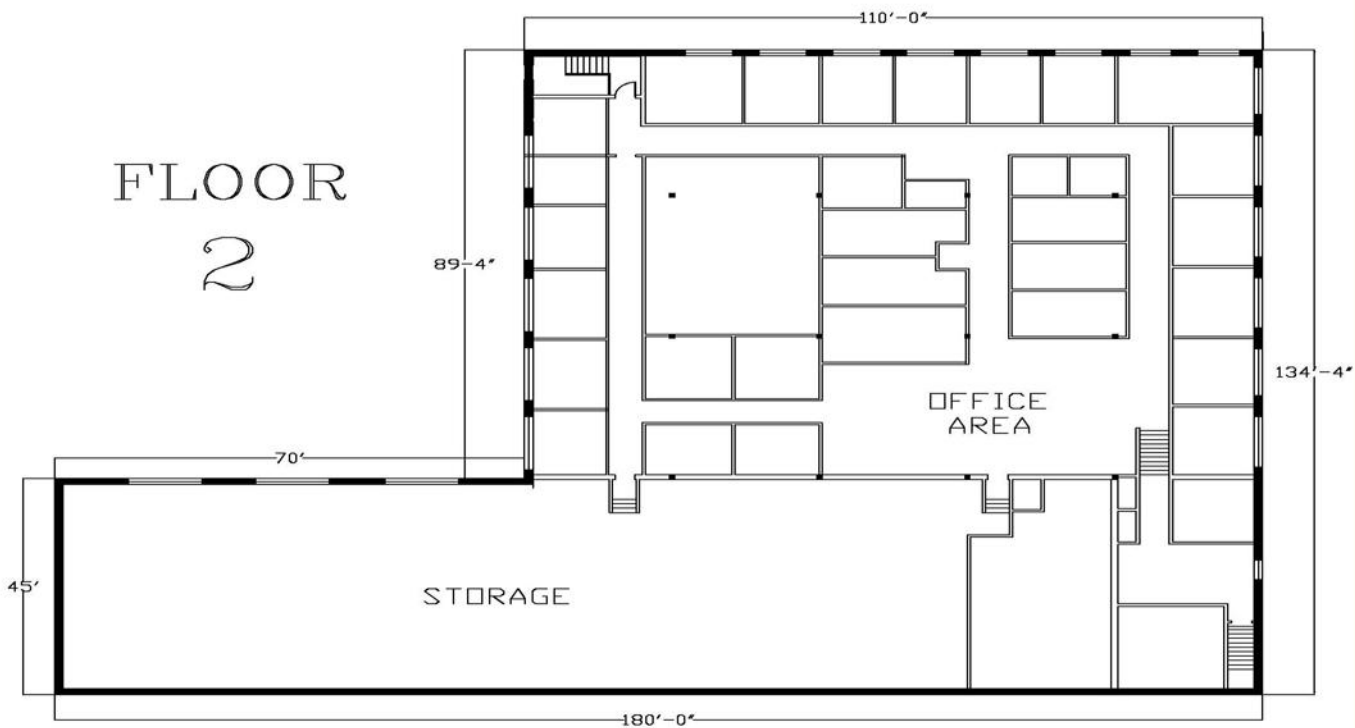
FLOOR

1



FLOOR

2



CORPORATE REALTY ADVISORS, LTD.