

93 NORTH INDUSTRIAL PARK

220, 230, 234 & 240 BALLARDVALE STREET
WILMINGTON, MA

240
BALLARDVALE

230
BALLARDVALE

220
BALLARDVALE

234
BALLARDVALE



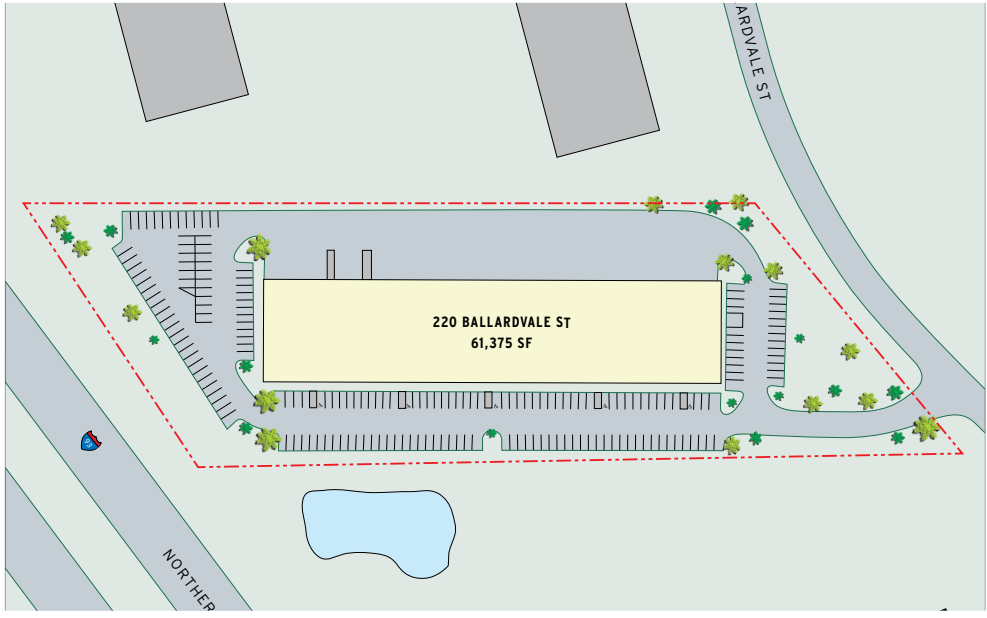
**±12,500-18,260 SF OF
WAREHOUSE SPACE AVAILABLE**

CBRE

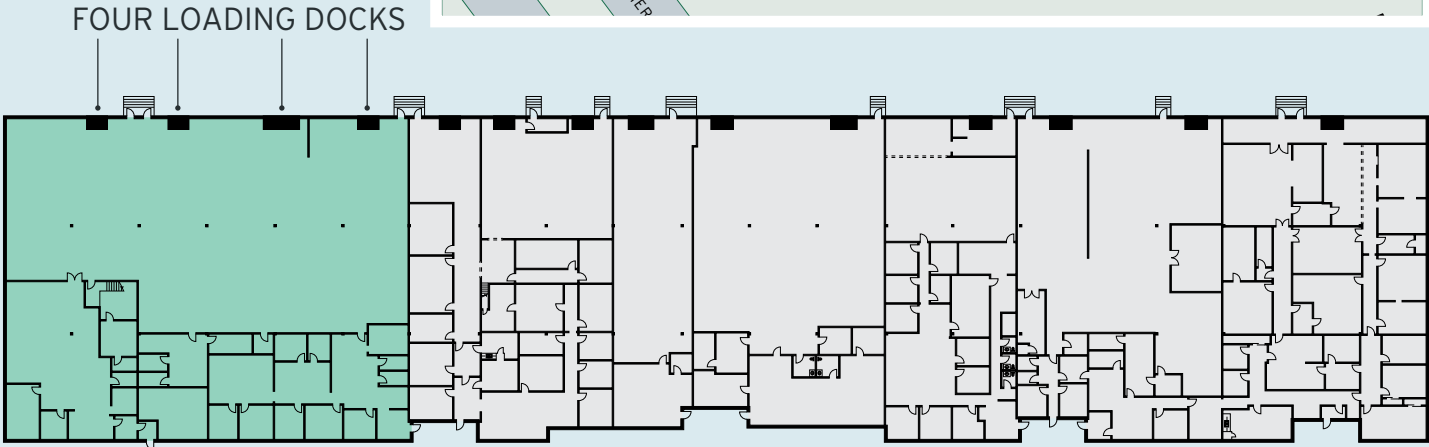
220 BALLARDVALE STREET

BUILDING SPECIFICATIONS			
Buildable Area	±61,375 SF	Parking	2.00 / 1,000 SF
Available Space	±18,260 SF	Lighting	LED
Site Area	±6.01 acres	Foundation	Slab-on-grade
Year Built	1980	Exterior	Concrete block
Clear Height	16'	Electrical	1,800 amps, 480/277 Volt, 3-phase (to be verified into the suite)
Available Loading Docks	Four (4) tailboard loading docks	Fire / Life Safety	Wet sprinkler / alarmed
Column Spacing	40' x 25'	Utilities	
		Water / Sewer	Town of Wilmington
		Gas	National Grid
		Electricity	Reading Municipal

SITE PLAN



FLOOR PLAN



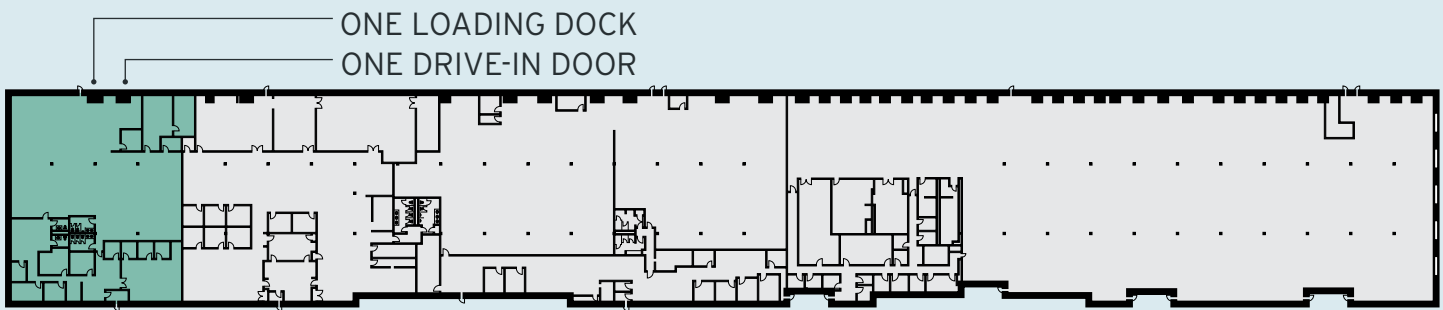
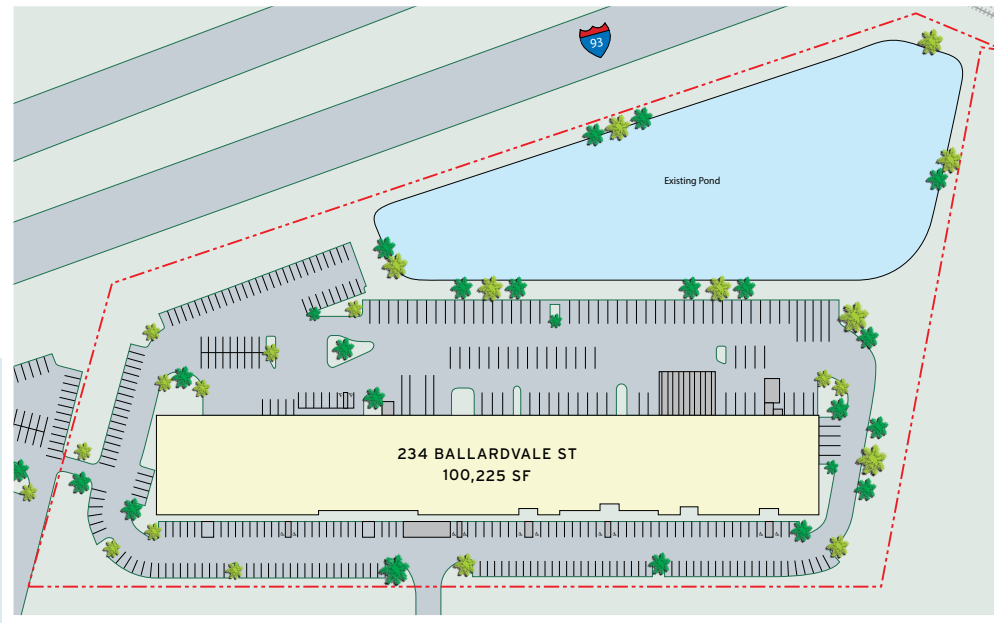
±18,260 SF
AVAILABLE

234 BALLARDVALE STREET

BUILDING SPECIFICATIONS			
Buildable Area	±100,225 SF	Parking	2.30/1,000 SF
Available Space	±12,500 SF	Lighting	LED
Site Area	±14.0 Acres	Foundation	Slab-on-grade
Year Built	1980	Exterior	Concrete block
Clear Height	16' to joist 18' to deck	Electrical	1,800 amps, 480/277 Volt, 3-phase (to be verified into the suite)
Available Loading Docks	One (1) tailboard loading dock One (1) ramped drive-in door	Fire / Life Safety	Wet sprinkler / alarmed
Column Spacing	40' x 25'	Utilities	
		Water / Sewer	Town of Wilmington
		Gas	National Grid
		Electricity	Reading Municipal

SITE PLAN

FLOOR PLAN



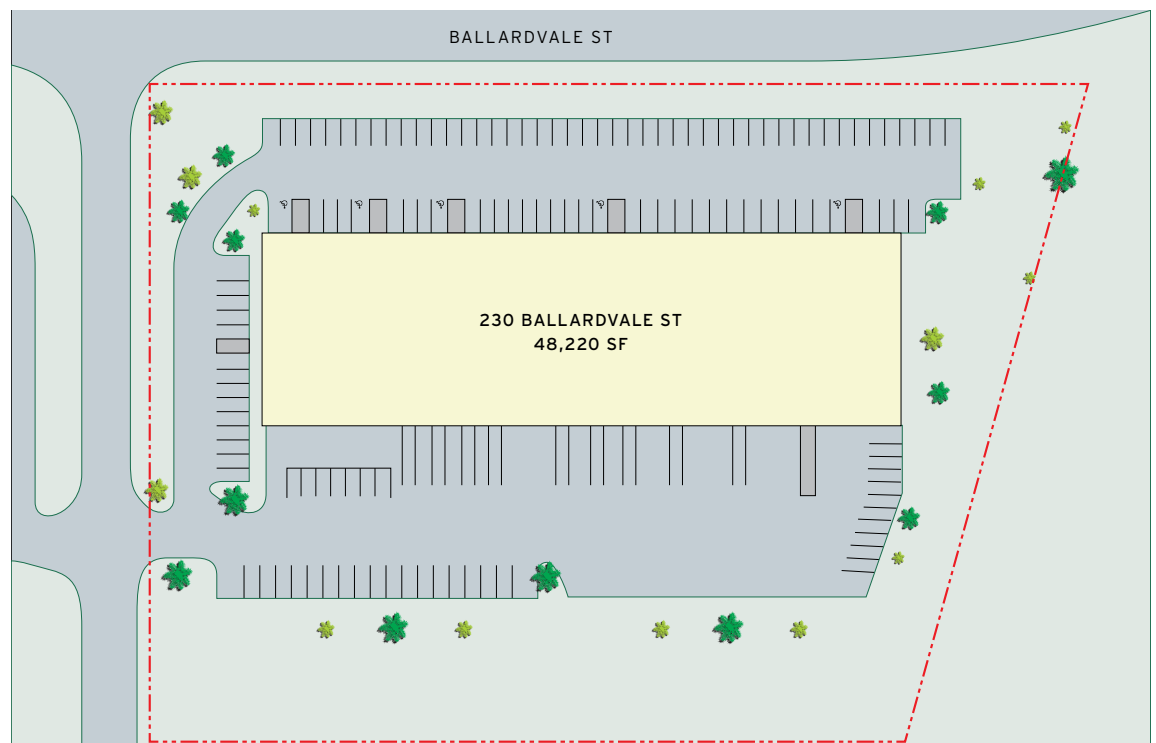
±12,500 SF
AVAILABLE

230 BALLARDVALE STREET

BUILDING SPECIFICATIONS

Buildable Area	±48,220 SF
Available Space	±17,050 SF
Site Area	±5.43 Acres
Year Built	1981
Clear Height	16'
Available Loading Docks	One (1) 8' x 8' Tailboard Loading Dock Two (2) 10' x 10' Tailboard Loading Docks One (1) 12' x 14' Drive-In Door
Column Spacing	40' x 25'
Parking	2.75 / 1,000 SF
Lighting	Combination LED / fluorescent
Foundation	Slab-on-grade
Exterior	Concrete block
Electrical	1,000 amps, 3-phase 480/277 volt (to be verified into the suite)
Fire / Life Safety	Wet sprinkler / alarmed
Utilities	
Water / Sewer	Town of Wilmington
Gas	National Grid
Electricity	Reading Municipal

SITE PLAN



FLOOR PLAN





MULTIFACETED GROWTH OPPORTUNITY

In addition the to industrial demand experienced along the Ballardvale Street corridor, the Park is surrounded by a multitude of life science, robotics, electronics, and manufacturing tenants, including Symbotic, Pfizer, Restor3D, Hood, Hubbell, Sovos, and Charles River Laboratories, to name a few. The plethora of advanced innovation tenants located along Ballardvale Street has created a true suburban life science/technology cluster, which in turn allows these cutting-edge companies to attract some of Greater Boston’s most highly skilled talent and labor.





AVNET
SOVOS
INTELLIGENT COMPLIANCE
KAPA BIOSYSTEMS

220
BALLARDVALE

NT MEDICAL Sysco

230
BALLARDVALE

charles river
accelerating drug development, exactly.

ARC
MECHANICAL

BIMBO

234
BALLARDVALE

GraybaR
Opto-Line

240
BALLARDVALE

RXO

symbotic

SPECTRA

SMYTH

nationalgrid

TECOMET

Monogram
foods

byrna HUB

MARKET BASKET FedEx
Express

P&G RED THREAD
Gillette Pfizer

PARK OVERVIEW

The 93 North Industrial Park offers an ideal location within a well-established industrial cluster, located directly off Interstate 93 and centrally positioned between Interstate 95 and Interstate 495, providing seamless access to all of Greater Boston's major highway systems and population hubs.

DOWNTOWN BOSTON

TRAVEL DISTANCES

Interstate 93:	0.4 miles
Interstate 495:	6.4 miles
Interstate 95:	7.1 miles
Downtown Boston:	17.8 miles
Logan International Airport:	21.0 miles

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