



As the exclusive agent, Nordlund Associates, Inc. is pleased to present:

For Sale

363 Middlesex Ave

Wilmington, MA

Nordlund Associates is pleased to present 363 Middlesex Ave, Wilmington For Sale. 363 Middlesex Ave provides a unique opportunity to acquire an industrial/retail building in one of Boston's most dynamic suburban markets. The property is a 9,544 SF industrial/retail building situated on 0.66 acres located on Route 62 only 0.5 miles away from I-93. The property consists of +/- 5,440 SF of high bay warehouse with 2 overhead doors and +/- 4,104 SF of retail/office space.

Contact Nordlund Associates Inc. for more details and schedule a tour.

Chris Everest

ceverest@nordlundassociates.com
978-762-0500 x 200

Brian Triglione

btriglione@nordlundassociates.com
978-762-0500 x 205

www.NordlundAssociates.com

199 Rosewood Drive, Suite 150
Danvers, MA 01923
978-762-0500



**NORDLUND
ASSOCIATES**

About The Property



Features

- 9,544 Total Square Feet
 - 5,440 SF High-bay Warehouse
 - 4,104 SF Retail/Office
- Situated on 0.66 acres
- Zoned GI (General Industrial)
- Built in 1968
- Warehouse rebuilt in 1988
- 24' clear height in warehouse
- 2 overhead doors (12' x 16')
- 400 amp 240 volt service
- Municipal water
- Septic
- 0.5 Miles from I-93

Asking Price: \$1,995,000

Additional Features

- Front Retail Space built with brick construction (currently a restaurant)
- Direct Frontage on Route 62
- Approximately 25 Parking Spaces
- Across from MBTA Commuter Rail North Wilmington Station
- Adjacent to Shell, Dunkin Donuts, RMV & Planet Fitness
- Approved 108 Unit Multifamily development on Jefferson Road
- 5 mile population: 131,402
- Traffic count averages 14,519 vehicles per day



Chris Everest

ceverest@nordlundassociates.com
978-762-0500 x 200

Brian Triglione

btriglione@nordlundassociates.com
978-762-0500 x 205



Aerial Map



Key Distances

- To Downtown Boston: 16.0 miles via I-93
- To I-93: 0.5 miles
- To I-95: 6.5 Miles
- To I-495: 7.1 miles

Chris Everest

ceverest@nordlundassociates.com
978-762-0500 x 200

Brian Triglione

btriglione@nordlundassociates.com
978-762-0500 x 205

