

Flex Property For Sale

4 Middlesex Ave

Wilmington, MA 01950



Anthony Triglione

atriglione@nordlundassociates.com

(508)-783-6705

Brian Triglione

btriglione@nordlundassociates.com

(978)-689-5922

www.NordlundAssociates.com



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10,520 SF free standing, 2-story retail/flex building situated on 0.21 acres. Located 2.2 miles away from I-93, this block construction building is tenanted by NAPA Auto Parts with a lease expiration in December of 2024. NAPA has no renewal options which presents an opportunity for an owner user to move into the space upon NAPA vacating. The ceiling heights are 10' on both floors and the property has approximately 25 parking spots with 2 double doors. Zone is CB (Central Business).

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Property Specifications



Lot Size

.21 Acres



Total SF

+/- 10,520 SF



Sale Price

\$1,550,000



25 Spots



Utilities

Gas and Electric



Power

**277/480v
400 amp**



Water & Sewer

**Town Water
Private Septic**

4 Middlesex Avenue



FOR MORE INFORMATION

ANTHONY TRIGLIONE

ATRIGLIONE@NORDLUNDASSOCIATES.COM

(508)-783-6705



BRIAN TRIGLIONE

BTRIGLIONE@NORDLUNDASSOCIATES.COM

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