



FOR SALE

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

619 MAIN STREET

Wilmington, MA

Opportunity to acquire an Industrial property with retail frontage on Main Street (Rt.38) in Wilmington, MA. The property is located 1.7 miles west of I-93. Zoned General Industrial which supports uses including but not limited to retail, automotive, and light industrial.



**NORDLUND
ASSOCIATES**

Commercial Real Estate Advisory Services

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619 MAIN STREET

- ▶▶ 7,345 SF Industrial Property (113' x 65')
- ▶▶ Three (3) Drive in Doors
- ▶▶ Situated on 0.63 acres
- ▶▶ Clear span
- ▶▶ 12' under joist, 20' to the deck, joists are 15' apart
- ▶▶ Built 1957
- ▶▶ Estimated RE Taxes: \$14,479.80
- ▶▶ Daily Traffic Count over 21,000
- ▶▶ 1.7 miles to exit 38 on I-93
- ▶▶ 3.2 miles to exit 35 on I-95
- ▶▶ Zoned GI – General Industrial
- ▶▶ New Septic being added 2022 - 2023
- ▶▶ For Sale : \$1,475,000

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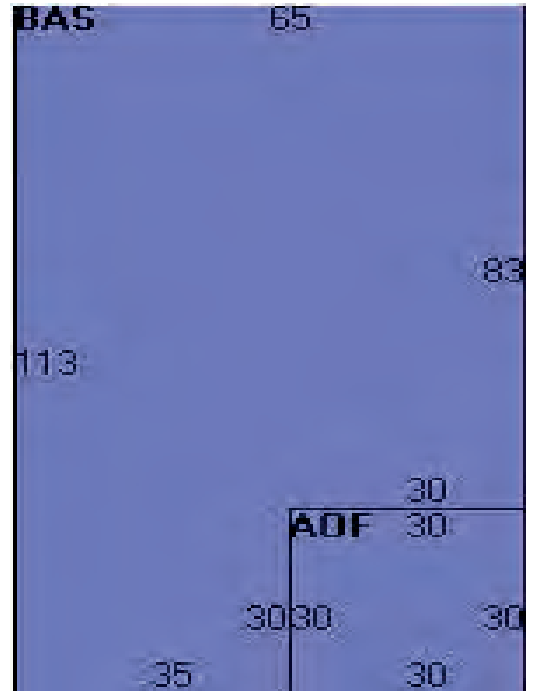
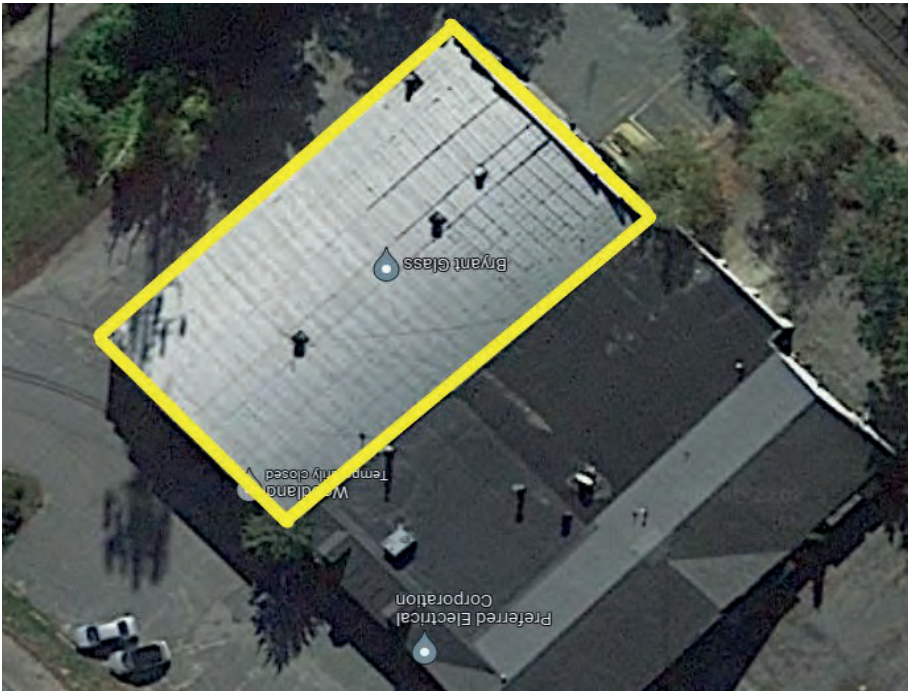
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor(s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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