

2 ACRES AVAILABLE FOR LEASE

362 MIDDLESEX AVENUE, WILMINGTON, MA



Multi-use 2 Acre Site...

Boylston Realty Advisors is pleased to offer a 2-acre site for lease located at 362 Middlesex Avenue in Wilmington, MA. The property currently has 2 structures available for use or it can be completely re-developed specifically for an end-user. Many uses are allowed by right in the general business district including retail, business or professional office, bank, personal services, trade schools and parking facilities. Other uses may be allowed by special permit.

The site is located adjacent to the commuter rail station and less than ¼ mile from Exit 40 off I-93. There are currently 2 access points to the property from Route 62 (Middlesex Avenue).

For more information, please contact Dan Rabazzi at 617.721.0768

Property Information:

Property Size: 2 acres +/-

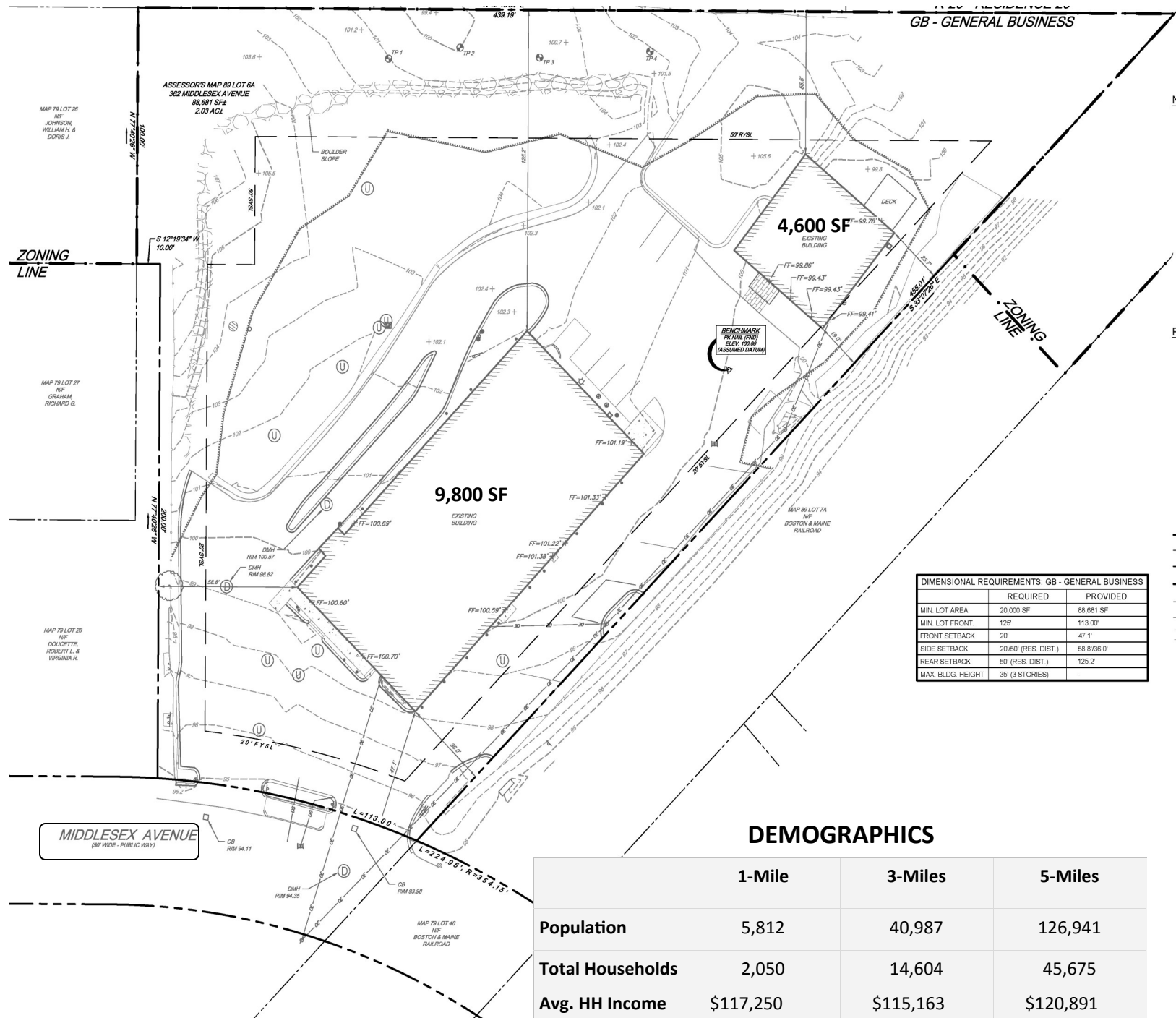
Building 1: 9,800 sf

Building 2: 4,600 sf (2 floors, 2,304 sf each)

Zoned: General Business District

Utilities: Town water, private septic, Reading Municipal Light Electric

362 Middlesex Avenue Wilmington, MA



DIMENSIONAL REQUIREMENTS: GB - GENERAL BUSINESS		
	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SF	88,681 SF
MIN. LOT FRONT	125'	113.00'
FRONT SETBACK	20'	47.1'
SIDE SETBACK	20'/50' (RES. DIST.)	58.8/136.0'
REAR SETBACK	50' (RES. DIST.)	125.2'
MAX. BLDG. HEIGHT	35' (3 STORIES)	-