



ONE JEWEL DRIVE WILMINGTON, MA

FLEX / INDUSTRIAL / LIGHT LAB SPACE FOR LEASE

2,448 - 36,361 SF AVAILABLE



ONE JEWEL DRIVE

WILMINGTON, MA



2,448 - 36,361 SF
AVAILABLE



192,868 SF
TOTAL BUILDING SIZE



FLEX / INDUSTRIAL / LIGHT LAB
PROPERTY TYPE



12.36 ACRES
LAND



4.19/1,000 SF
PARKING

BUILDING SPECIFICATIONS

POWER:	Ample 480V, 3-phase with ability to expand (Reading Municipal)
CEILING HEIGHT:	12' - 27'
LOADING:	2 Tailboard Loading Docks direct to 1st Floor vacancy, 1 common Tailboard Loading Dock
ZONING:	General Industrial

AVAILABLE SPACE

FLOOR 1:	12,431 SF Available 4/1/25
FLOOR 2:	17,202 SF
FLOOR 2:	4,280 SF
FLOOR 2:	2,448 SF



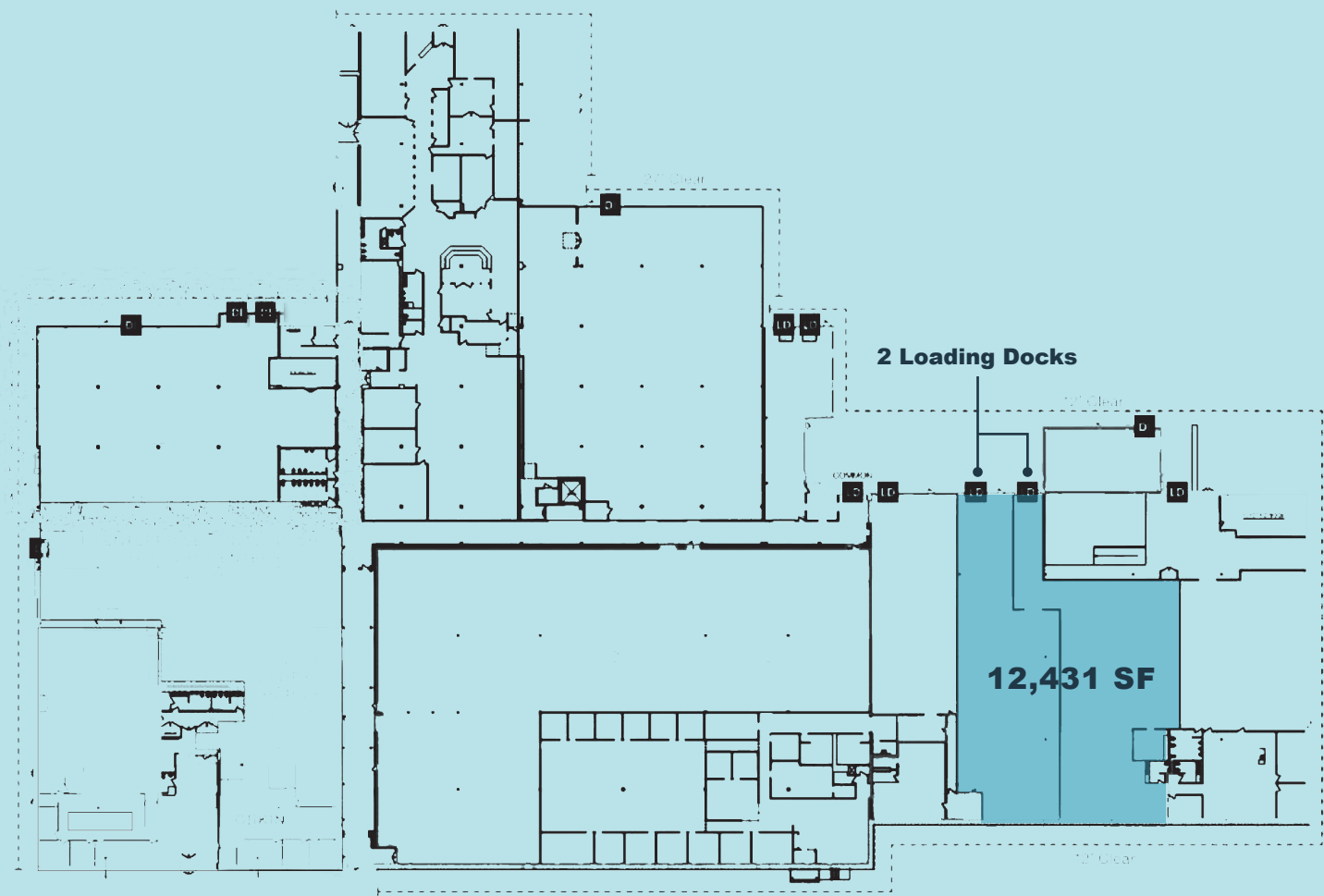


AVAILABLE
SPACE

5,912 - 12,413 SF

- Available 4/1/25
- 2 Tailboard Loading Docks
- 1,200 amps of power direct to the suite
- 12' Clear Height

FLOOR 1



FLOOR 2

4,280 SF

• 12' clear height

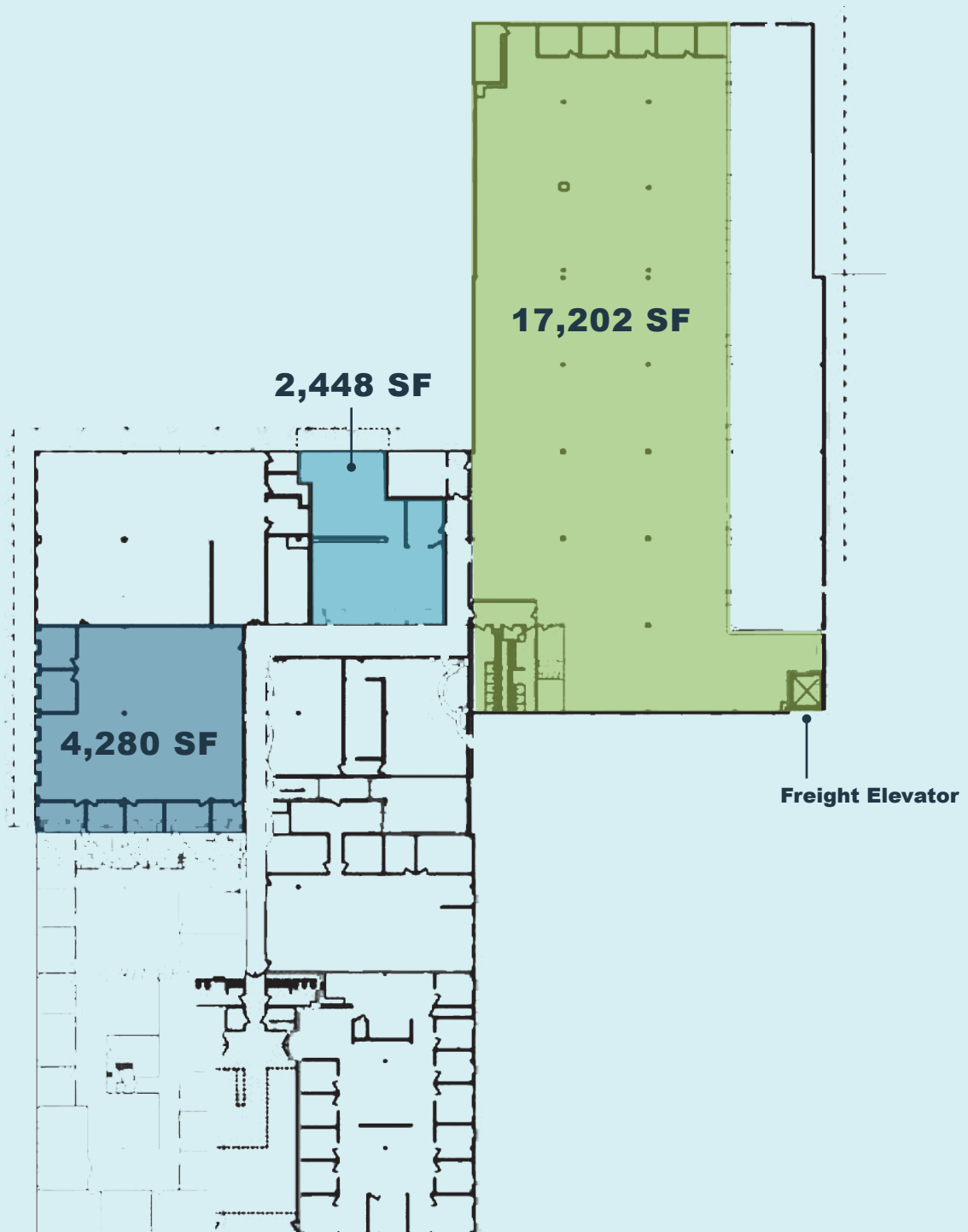
2,448 SF

• 12' clear height

17,202 SF

• 12'6" clear height

• Direct freight elevator access





ONE JEWEL DRIVE WILMINGTON, MA



Wilmington, Massachusetts, boasts a robust industrial market, making it a significant hub for various businesses and manufacturing activities.



The town's strategic location near major highways such as I-93 and I-95 provides easy access to Boston and other key markets in the region.





CVS
pharmacy



Residence
Inn®
Marriott



WOBURN VILLAGE



Hilton



ANDERSON/WOBURN



CLOSE PROXIMITY
TO I-95



CLOSE PROXIMITY
TO I-93



CLOSE PROXIMITY
ANDERSON/WOBURN
STATION



25 MINUTE DRIVE
TO DOWNTOWN BOSTON



28 MINUTE DRIVE
TO BOSTON LOGAN
INTERNATIONAL AIRPORT



ONE JEWEL DRIVE WILMINGTON, MA

CONTACT US TO ARRANGE A TOUR

PATRICK GRADY

781.820.9881

pgrady@hunnemanre.com

JIM BOUDROT

617.957.1407

jboudrot@hunnemanre.com

STEVE JAMES

617.775.9720

sjames@hunnemanre.com

HENRY BIRMINGHAM

508.903.7627

hbirmingham@hunnemanre.com



303 Congress Street, Boston, MA 02210 | 617.457.3400 | www.hunnemanre.com

@2025 Hunneman. All rights reserved. All information has been obtained from sources believed reliable but no warranty or representation is verified for accuracy or completeness. Caution and independent investigation of property and information should be verified. Reliance on this information is at your own risk.