

# 93 NORTH INDUSTRIAL PARK

220, 230, 234 & 240 BALLARDVALE STREET  
WILMINGTON, MA

**240**  
BALLARDVALE

**230**  
BALLARDVALE

**220**  
BALLARDVALE

**234**  
BALLARDVALE



**±6,006-45,650 SF OF  
WAREHOUSE SPACE AVAILABLE**

**CBRE**

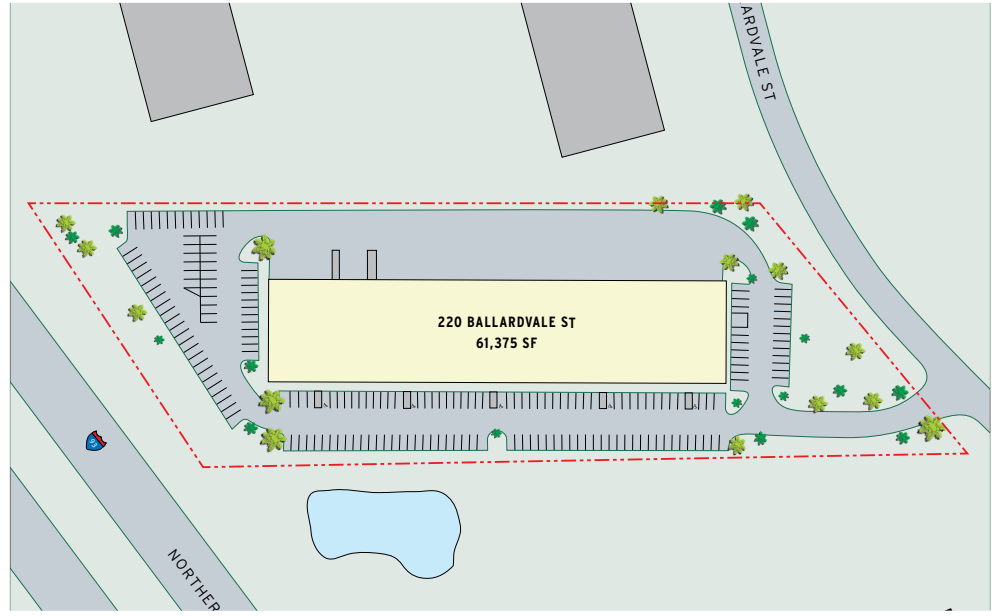
# 220 BALLARDVALE STREET

## BUILDING SPECIFICATIONS

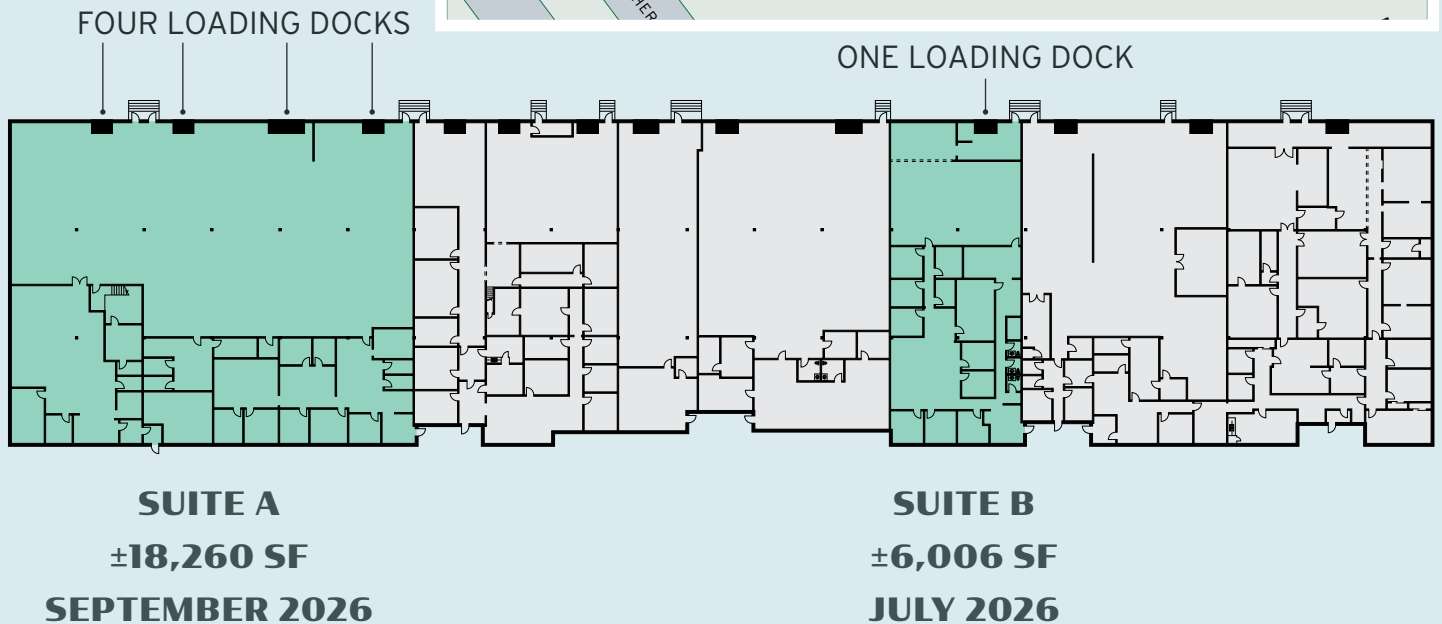
<b>Buildable Area</b>	±61,375 SF
<b>Available Space</b>	Suite A: ±18,260 SF (Available September 2026) Suite B: ±6,006 SF (Available July 2026)
<b>Site Area</b>	±6.01 acres
<b>Year Built</b>	1980
<b>Clear Height</b>	16'
<b>Available Loading Docks</b>	Suite A: Four (4) tailboard loading docks Suite B: One (1) tailboard loading dock
<b>Column Spacing</b>	40' x 25'

<b>Parking</b>	2.00 / 1,000 SF
<b>Lighting</b>	LED
<b>Foundation</b>	Slab-on-grade
<b>Exterior</b>	Concrete block
<b>Electrical</b>	1,800 amps, 480/277 Volt, 3-phase (to be verified into the suite)
<b>Fire / Life Safety</b>	Wet sprinkler / alarmed
<b>Utilities</b>	
<b>Water / Sewer</b>	Town of Wilmington
<b>Gas</b>	National Grid
<b>Electricity</b>	Reading Municipal

## SITE PLAN



## FLOOR PLAN



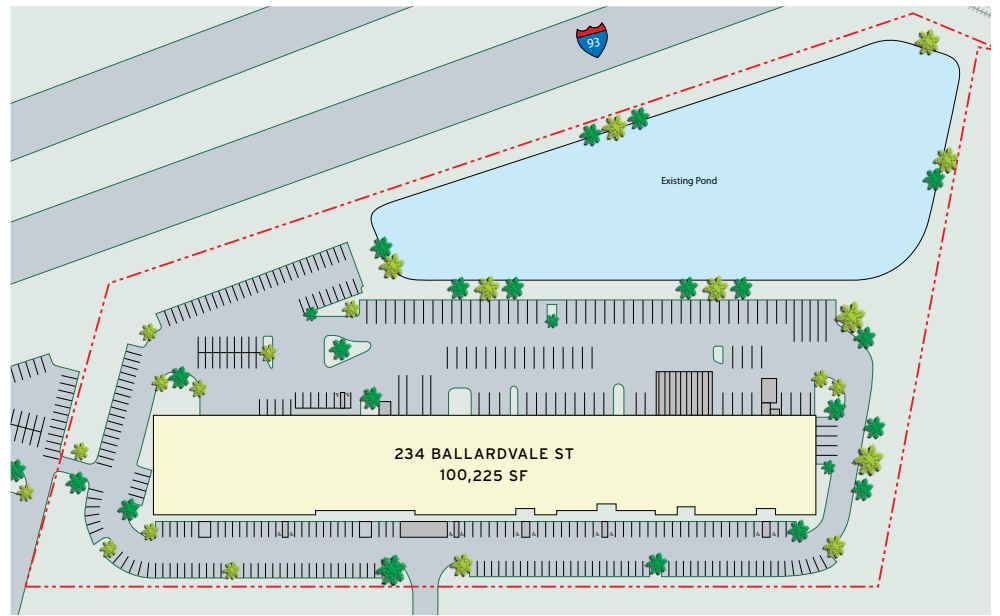
# 234 BALLARDVALE STREET

## BUILDING SPECIFICATIONS

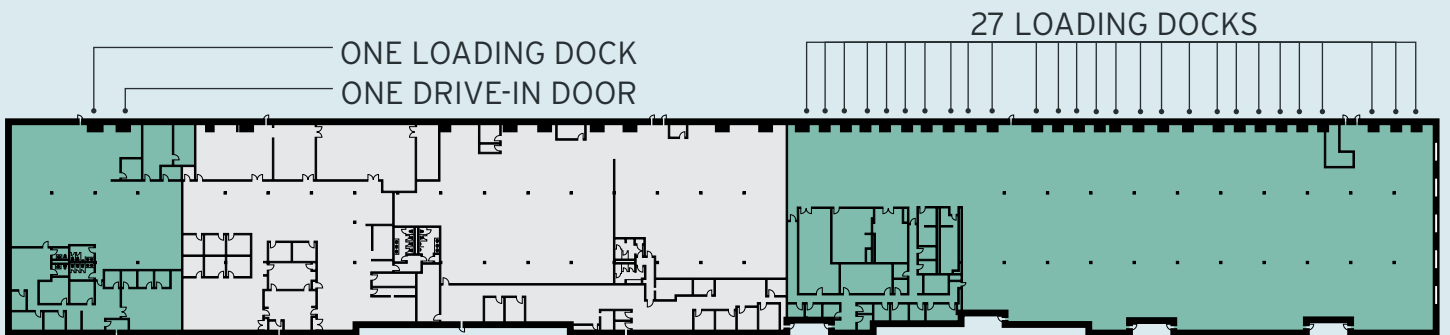
<b>Buildable Area</b>	±100,225 SF
<b>Available Space</b>	Suite A: ±45,650 SF Suite B: ±12,500 SF (Available April 2026)
<b>Site Area</b>	±14.0 Acres
<b>Year Built</b>	1980
<b>Clear Height</b>	16' to joist 18' to deck
<b>Available Loading Docks</b>	Suite A: Twenty-seven (27) tailboard loading docks Suite B: One (1) tailboard loading dock One (1) ramped drive-in door
<b>Column Spacing</b>	40' x 25'

<b>Parking</b>	2.30/1,000 SF
<b>Lighting</b>	LED
<b>Foundation</b>	Slab-on-grade
<b>Exterior</b>	Concrete block
<b>Electrical</b>	1,800 amps, 480/277 Volt, 3-phase (to be verified into the suite)
<b>Fire / Life Safety</b>	Wet sprinkler / alarmed
<b>Utilities</b>	
<b>Water / Sewer</b>	Town of Wilmington
<b>Gas</b>	National Grid
<b>Electricity</b>	Reading Municipal

## SITE PLAN



## FLOOR PLAN



**SUITE B**  
±12,500 SF  
APRIL 2026

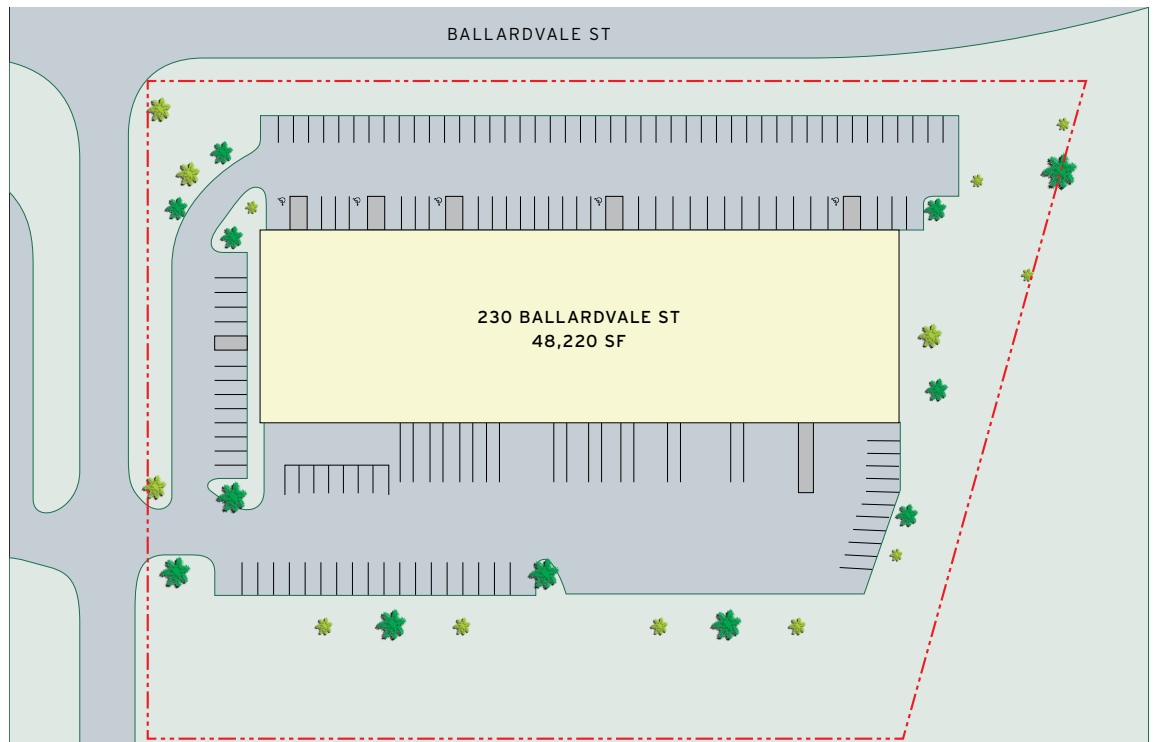
**SUITE A**  
±45,650 SF  
AVAILABLE NOW

# 230 BALLARDVALE STREET

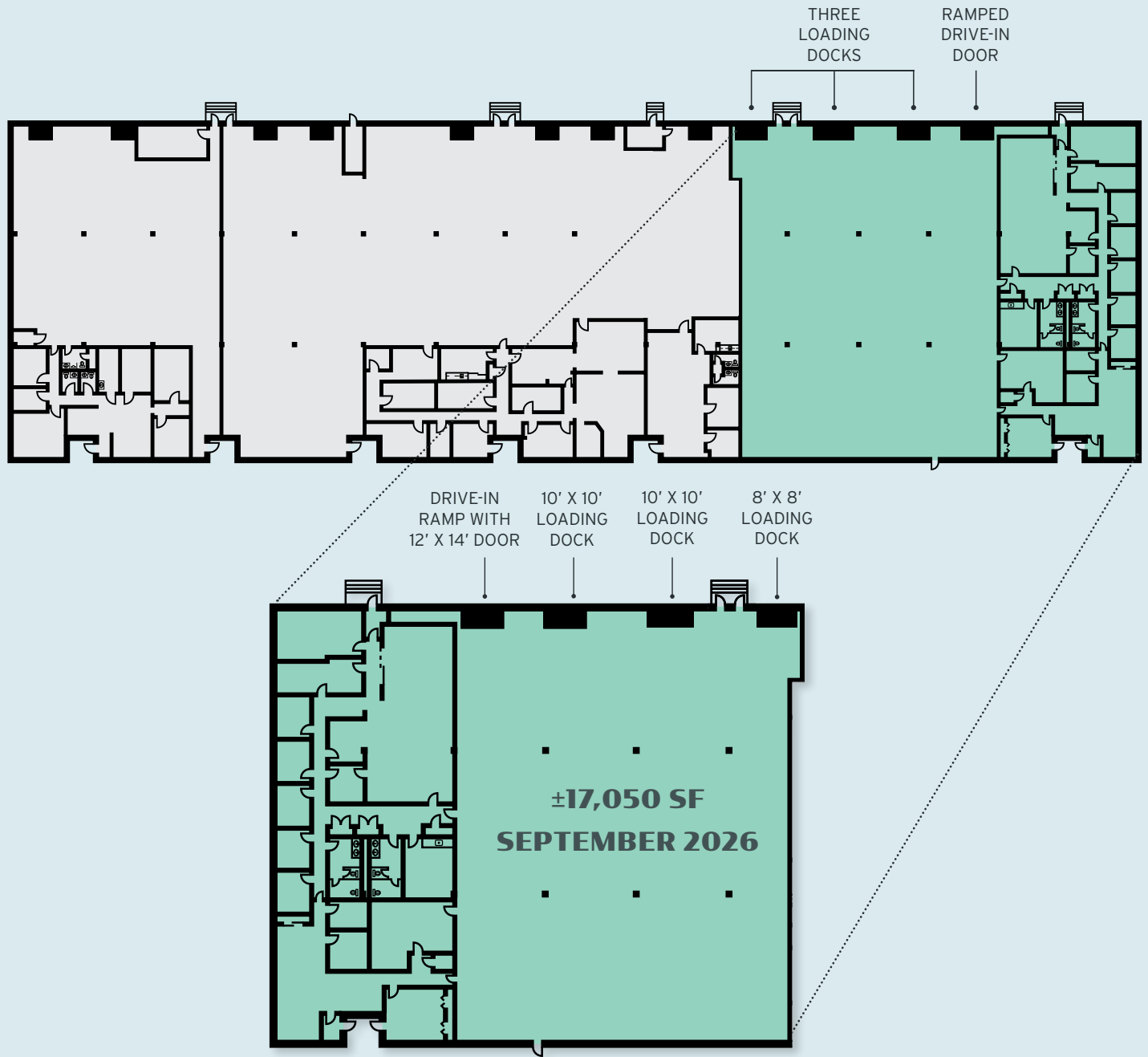
## BUILDING SPECIFICATIONS

<b>Buildable Area</b>	±48,220 SF
<b>Available Space</b>	±17,050 SF (Available September 2026)
<b>Site Area</b>	±5.43 Acres
<b>Year Built</b>	1981
<b>Clear Height</b>	16'
<b>Available Loading Docks</b>	One (1) 8' x 8' Tailboard Loading Dock Two (2) 10' x 10' Tailboard Loading Docks One (1) 12' x 14' Drive-In Door
<b>Column Spacing</b>	40' x 25'
<b>Parking</b>	2.75 / 1,000 SF
<b>Lighting</b>	Combination LED / fluorescent
<b>Foundation</b>	Slab-on-grade
<b>Exterior</b>	Concrete block
<b>Electrical</b>	1,000 amps, 3-phase 480/277 volt (to be verified into the suite)
<b>Fire / Life Safety</b>	Wet sprinkler / alarmed
<b>Utilities</b>	
<b>Water / Sewer</b>	Town of Wilmington
<b>Gas</b>	National Grid
<b>Electricity</b>	Reading Municipal

## SITE PLAN



# FLOOR PLAN





# MULTIFACETED GROWTH OPPORTUNITY

In addition to the industrial demand experienced along the Ballardvale Street corridor, the Park is surrounded by a multitude of life science, robotics, electronics, and manufacturing tenants, including Symbotic, Pfizer, IDEX, Restor3D, Hood, Hubbell, Sovos, and Charles River Laboratories, to name a few. The plethora of advanced innovation tenants located along Ballardvale Street has created a true suburban life science/technology cluster, which in turn allows these cutting-edge companies to attract some of Greater Boston's most highly skilled talent and labor.





**OSRAM SYLVANIA**

**verizon**  
**SOVOS**  
INTELLIGENT COMPLIANCE  
**KAPABIOSYSTEMS**

**220**  
BALLARDVALE

**230**  
BALLARDVALE

**NEIT** **Sysco**

**charles river**  
accelerating drug development. exactly.

**ARC**  
MECHANICAL

**BIMBO**

**234**  
BALLARDVALE

**GraybaR**  
**Opto-Line**

**240**  
BALLARDVALE

**EVERSOURCE**  
ENERGY

**symbotic**



**SPECTRA**

**SMITH**

**nationalgrid**

**TECOMET.**

**Monogram**  
foods

RESEARCH DRIVE

BALLARDVALE STREET

VERHILL COMMUTER RAIL LINE

**byrna**  
**ROSEMOUNT** **MicroLabs**  
Scientific

**MARKET BASKET** **FedEx**  
Express

**P&G** **Pfizer**  
**Gillette**  
**RED THREAD** **PEAK**  
EVENT SERVICES

# PARK OVERVIEW

The 93 North Industrial Park offers an ideal location within a well-established industrial cluster, located directly off Interstate 93 and centrally positioned between Interstate 95 and Interstate 495, providing seamless access to all of Greater Boston's major highway systems and population hubs.

DOWNTOWN BOSTON

## TRAVEL DISTANCES

Interstate 93:	0.4 miles
Interstate 495:	6.4 miles
Interstate 95:	7.1 miles
Downtown Boston:	17.8 miles
Logan International Airport:	21.0 miles

BALLARDVALE STREET

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