

# 90

## COMMERCE WAY

METRO NORTH BUSINESS CENTER

±136,597 SF

HIGH-BAY WAREHOUSE

SPACE AVAILABLE



THIS IMAGE HAS BEEN DIGITALLY MODIFIED

## SITE PLAN

# METRO NORTH

BUSINESS CENTER



SIX BUILDINGS



±513,000 SF



HIGH-END FLEX/  
R&D INDUSTRIAL PARK



MIXED-USE/  
MULTI-TENANT



OWNED BY NATIONAL  
DEVELOPMENT, A LEADER  
IN INDUSTRIAL SPACE



90 COMMERCE WAY

±136,597 SF AVAILABLE

# BUILDING SPECIFICATIONS

- + Total Building Size: **±136,597 SF**
  - Warehouse: **±120,270 SF**
  - Office: **±16,327 SF SF**
- + Availability: **January 1st, 2028**
- + Ceiling Height: **28'**
- + Column Spacing: **25' x 30'**
- + Building Dimensions: **325' x 360'**
- + Parking: **±1.29/1,000 SF**
- + Loading: **Thirteen (13) tailboard docks; One (1) drive-in door**
- + Lighting: **LED & Fluorescent**  
**T5 motion sensor**
- + Power: **800 Amps @480V (ability to upgrade)**
- + Heat: **Gas-fired**
- + Tel/Data: **Verizon and Comcast**
- + Sprinkler: **Wet**
- + Utilities:
  - Gas: **Eversource**
  - Electricity: **Eversource**
  - Sewer/Water: **City of Woburn**

**±136,597 SF AVAILABLE**

■ **WAREHOUSE: ±120,270 SF**

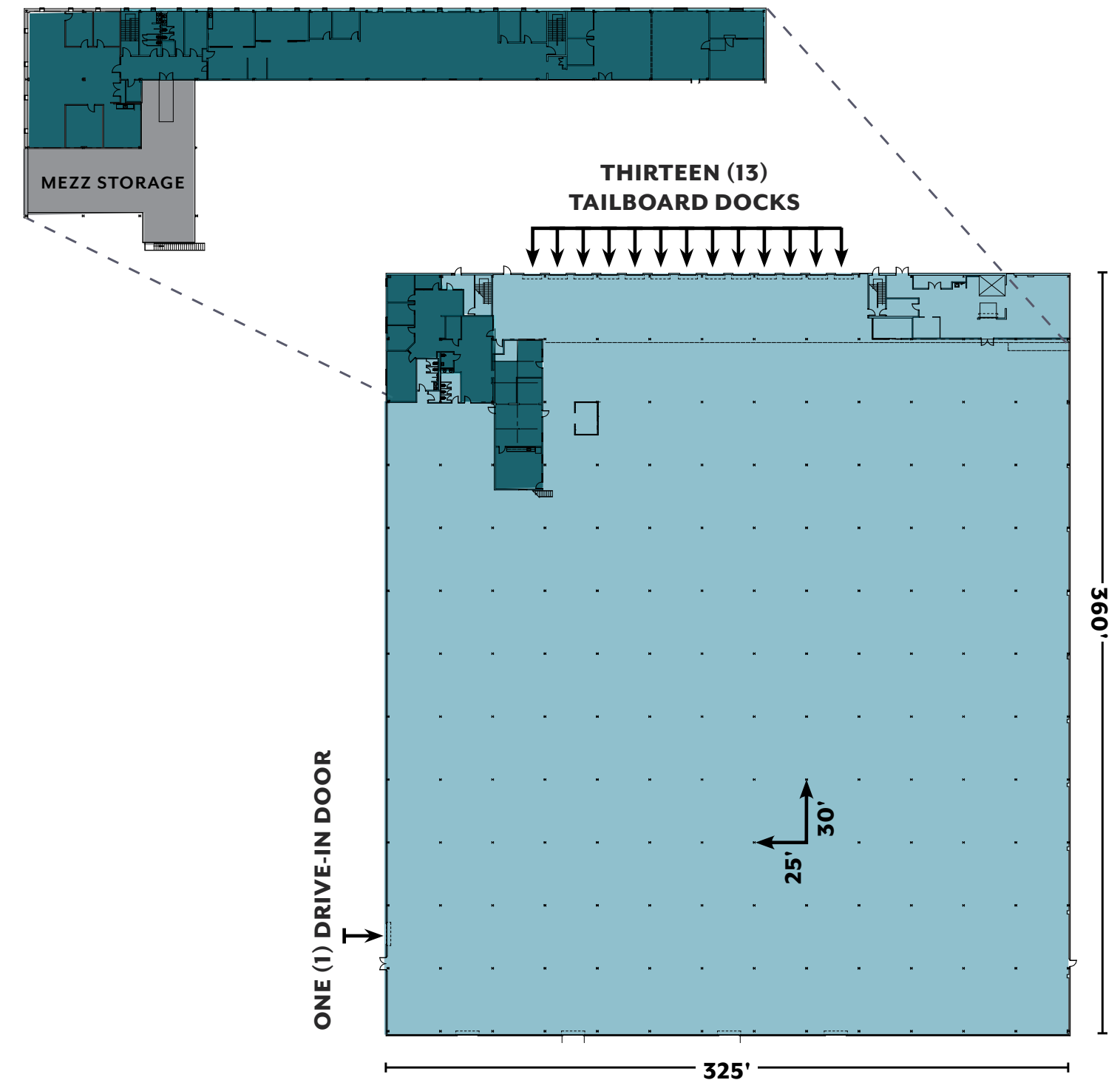
■ **OFFICE: ±16,327 SF SF**

- **FIRST FLOOR: ±4,195 SF**

- **SECOND FLOOR: ±12,132 SF**

## BUILDING PLAN

**MEZZANINE OFFICE: ±12,132 SF**



**90 COMMERCE WAY // WOBURN, MA**

# PREMIER ACCESS & LOCATION



I-93: 0.75 MILES



I-95: 1.0 MILE



BOSTON: 13.5 MILES



BOSTON, MA  
13.5 MILES

I-95 - 1.0 MILE

I-93 - 0.75 MILES

90 COMMERCE WAY

96 COMMERCE WAY

100 COMMERCE WAY

110 COMMERCE WAY

COMMERCE WAY

COMMERCE WAY

## NEARBY AMENITIES

BURLINGTON MALL - 5.9 MILES



90 COMMERCE WAY // WOBURN, MA



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