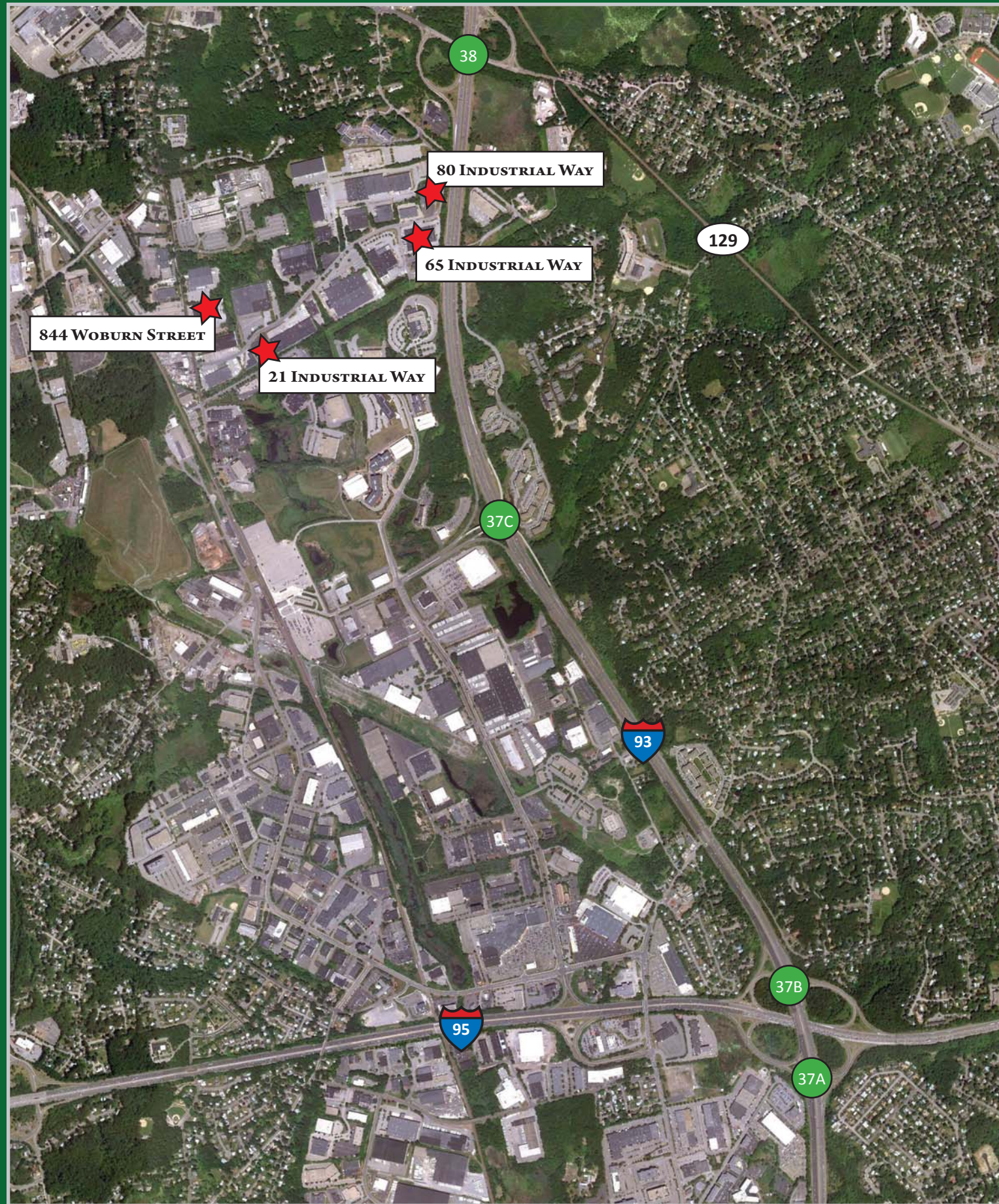


# DICENSO INDUSTRIAL PORTFOLIO

WILMINGTON, MA



High Quality Industrial Space

Competitive Pricing

Outstanding Location

The I. Fred DiCenso Industrial Portfolio consists of eight buildings totaling approximately 750,000 SF of high quality, well-located industrial space along I-93 in Wilmington, MA.

The portfolio is locally owned, exceptionally managed and with little to no debt on most properties, can offer the most competitive pricing in the immediate market.

For more information,  
please contact

**Rob Cronin**  
617-951-4100  
rcronin@lpc.com

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53 State Street, 7th Floor ♦ Boston, MA 02109

617-951-4100 (t) ♦ 617-737-3315 (f) ♦ [www.lpcboston.com](http://www.lpcboston.com)

# DICENSO INDUSTRIAL PORTFOLIO

Owned and Managed by: I.F. DiCenso Realty Trust

## PARK AMENITIES

- ◆ 1-93 visibility
- ◆ Easy access to I-93 and I-95
- ◆ Outstanding local management
- ◆ Fortune 500 corporate neighbors
- ◆ Business friendly environment
- ◆ 15 miles to downtown Boston
- ◆ 10 miles to I-495

For more information, or to schedule a tour, please contact

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rcronin@lpc.com

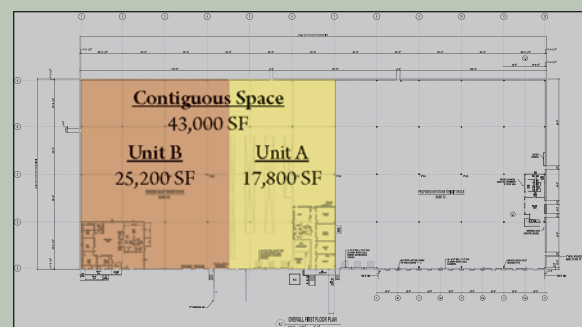
## 80R INDUSTRIAL WAY, WILMINGTON



**17,800 SF & 25,200 SF of warehouse space available for lease**

**Contiguous to 43,000 SF**

- ◆ 32' clear
- ◆ Truck parking / Outdoor storage
- ◆ Built in 2007



	Unit A	Unit B	Contiguous Space
	17,800 SF	25,200 SF	43,000 SF
Clear Height	32' clear throughout space		
Tail-board Docks	3	4	7
Drive-in Doors	1	1	2

## 65 INDUSTRIAL WAY, WILMINGTON



**7,200 SF warehouse/manufacturing space available for lease**

- ◆ 16' clear
- ◆ 1,500 SF office
- ◆ 1 Drive-in Door

## 844 WOBURN STREET, WILMINGTON



**13,500 SF warehouse/manufacturing/distribution space available for lease**

- ◆ Office space to suit
- ◆ 24' clear
- ◆ 4 Tailboard Docks
- ◆ Yard space available



## AREA AMENITIES

- ◆ Commerce Way retail
- ◆ Commuter Rail access
- ◆ Boston Sports Club
- ◆ Restaurants & Hotels



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