

# NEW CONSTRUCTION

## 32 CABOT ROAD | WOBURN, MA

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### 49,600 SF | Tech Flex Building

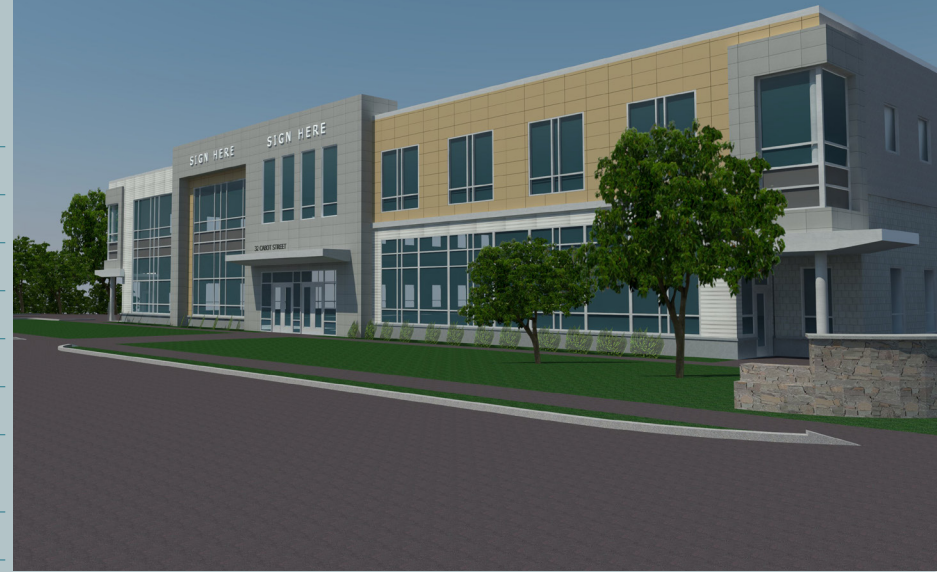
Colliers International is pleased to introduce a new High Tech Flex building in the heart of the 128 corridor at 32 Cabot Road in Woburn, Massachusetts. 32 Cabot is well positioned for flex, high-tech manufacturing, robotics, life science and R&D users. Located just off Commerce Way near the I-95/I-93 interchange, the property is close to restaurants, fitness, entertainment, shopping, and public transportation (MBTA – Mishawum and Anderson stations). Corporate neighbors include Raytheon, Marshalls, Amgen, Lytron, and Parker Chomerics.





# IDEAL FOR TECH/FLEX, LIFE SCIENCE AND OFFICE TENANTS

DELIVERY	Q4 2018
AVAILABILITY	49,600 SF (24,800 SF per floor); Subdividable
STORIES	2
TENANTS	Single or Multi-Tenanted
CEILING HEIGHT	16' First floor; 14' Second floor
LOADING	Two (2) tailboard docks
ZONING	Industrial Park and CWCOD-Commerce Way Corridor Overlay District
PARKING	3.5/1000
ELEVATOR	Freight and passenger elevator



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12 miles to Cambridge  
14 miles to Boston  
16 miles to Logan Airport