

101 Clematis Avenue | Waltham

FOR LEASE

R.W. **HOLMES**
COMMERCIAL REAL ESTATE



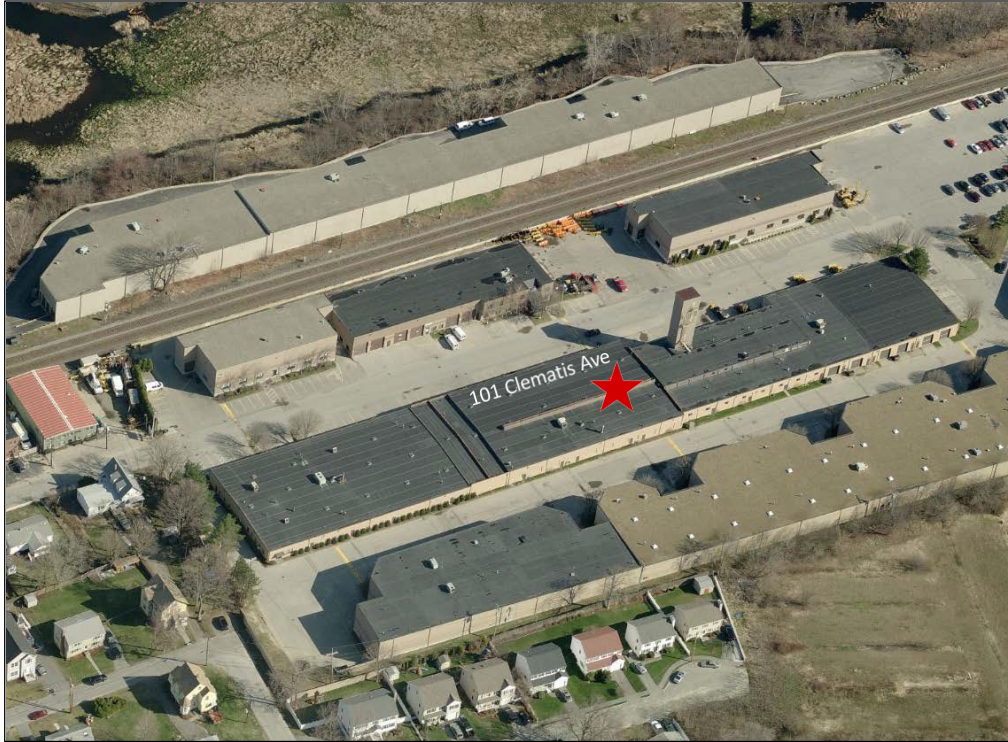
77,300 SF
Industrial Warehouse

Craig Johnston

508-651-9022

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101 Clematis Avenue | Waltham



77,300 SF 3-Star Industrial Warehouse

1,600 and 4,400 SF available in a Six (6) Multi-Tenant Industrial Building located in a premier industrial park approximately 5 miles from Route 128 and 6 miles from the Mass Pike and Route 2. The space is close to many amenities: hotels, restaurants, an MBTA bus line, a Commuter Rail stop, fitness centers, and daycare centers.

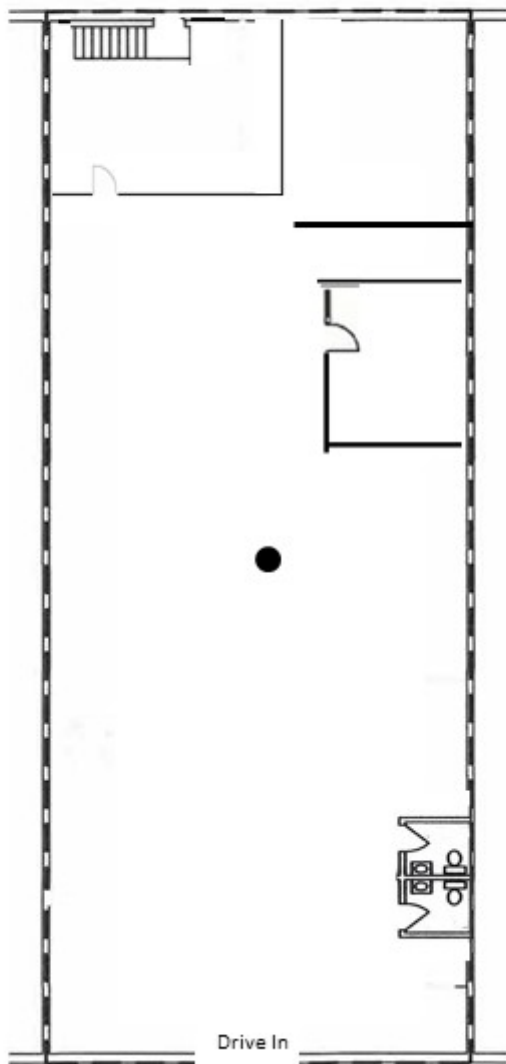
- 1,600 and 4,400 SF available
- 18' clear and drive in
- Industrial zoned
- 3 phase, 200 amps, 208 volt
- Onsite management
- Architectural block exterior
- MBTA bus line available
- 16-minute walk to Waverly Commuter Rail

Rental Rate: \$20.00/SF NNN

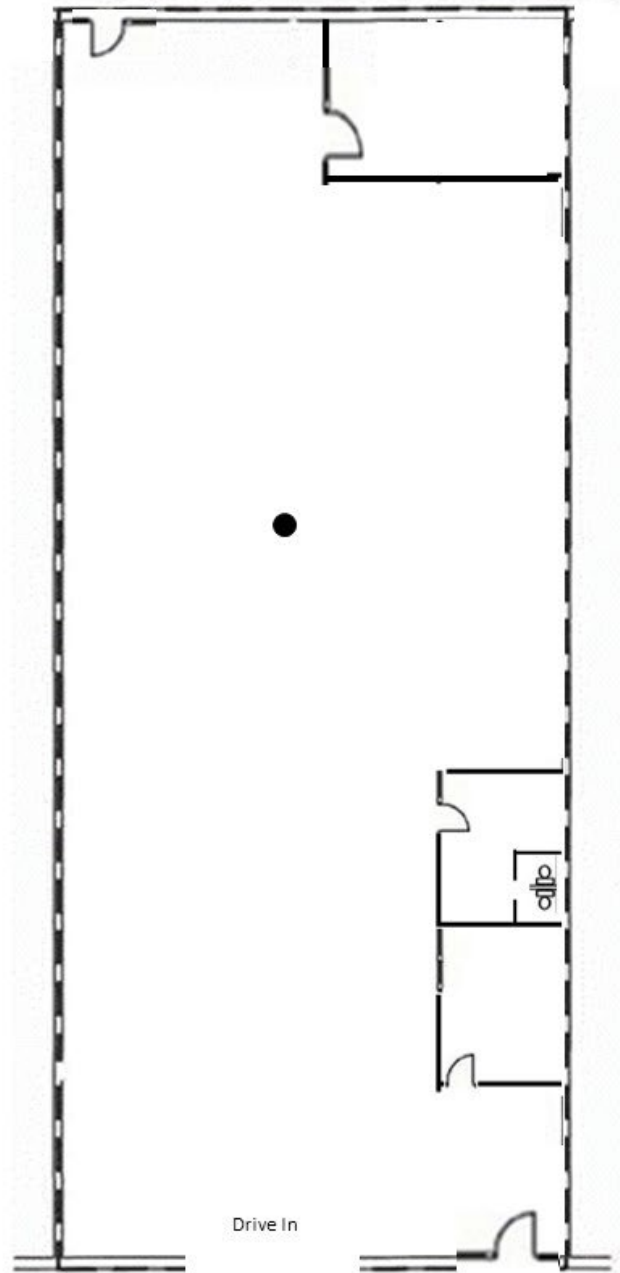
Specifications

Building Size	77,300 SF Warehouse
Space Available	1,600 & 4,400 SF
Land Area	11.38 acres
Zoning	Industrial
Construction	Steel frame, Concrete Block, Rubber Membrane Roof
Loading	Drive-in
HVAC	Gas Blowers
Ceiling Height	18' Clear Warehouse
Utilities	City Water & Sewer, Eversource Gas & Electric
Parking	2 Spaces in front, additional in the rear lot
Electrical	200 Amps, 208 Volts, 3 Phase
Lease Rate	\$20.00/SF NNN

101 Clematis Ave, Waltham
Unit 4 – 4,400 SF



101 Clematis Ave, Waltham MA
Unit 7 – 4,400 SF



For more information, please contact:
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