

**56**  
**RAMSDELL**

**Great signage potential with  
Route 9 visibility in Newton, MA**



## **Retail • Flex • Office • Medical • Child/Adult Daycare**

- 17,139 SF + storage for lease
- 3 Star Flex showroom
- Located in the strongest suburban medical, retail and technology market in Greater Boston
- Only 7-minute drive to Needham Heights commuter rail and 3-minute drive to the D line
- NNN Charges: RE Taxes: \$48,097.46, Property Insurance: \$15,600  
Exterior Maintenance (Snow Removal) \$5,000 - \$8,000

**FOR LEASE**

Tom Godino  
617-965-4200 x1  
tgodinosr@godinoco.com  
www.godinoco.com

Susan Ellis  
617-965-4200 x2  
sgodino-ellis@godinoco.com  
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**GODINO**  
& COMPANY, INC.

# Highlights

Former Tenant:	Ferguson since 1991
Previous Use:	Retail and wholesale, plumbing, electrical and appliance
Neighbors:	CVS & Dunkin Donuts
Ample Parking:	21 parking spaces and street parking
Outdoor Storage:	Available
Floor to Ceiling Heights:	Shipping & receiving area: 27'6" / Showroom: 12'6"
Loading Docks:	Two
Traffic Count:	56,900 ADT
Location:	One mile from Route 128/95



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**COMING SOON:** Needham St. and Oak St. Northland  
Newton Development 800 apartments & 160,000 sf Retail



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