

70-74

CLEMATIS AVE

WALTHAM
MA
02453

PRIME INDUSTRIAL/FLEX/MANUFACTURING SPACE AVAILABLE IN WALTHAM 128 MARKET

FOR LEASE



AVAILABLE SPACE:

UNIT 2: 2,044 SF
UNIT 3: 4,738 SF
BUILDING SIZE: 10,500 SF
PARKING: 15 SPACES.

PROPERTY OVERVIEW:

- Newly Renovated Building
- Open Floor Plan

FEATURES:

LOCATION:

5 miles to Rte. 128/95
6.7 miles to Kendall Square Cambridge
6 miles to the Mass Pike
12 miles to Logan Airport

ELECTRIC:

Unit 2: 200 Amp single phase
Unit 3: 200 amps single phase & 400 amps three phase, 240 volts

HVAC:

Unit 2: New HVAC mini-split system
Unit 3: New gas fired hot air system
Ceiling Heights: 9'6"
Newly renovated building in 2023
Open floor plan

PUBLIC TRANSPORTATION:

Nearby is the Waverly Commuter Rail (Fitchburg/South Acton Line) and Belmont Center Commuter Rail (Fitchburg/South Acton Line)



WALTHAM, MA

GODINO
& COMPANY, INC.

TOM GODINO
President
617-965-4200 x1
tgodinosr@godinoco.com

SUSAN ELLIS
Vice President
617-965-4200 x2
sgodino-ellis@godinoco.com

— 70 CLEMATIS AVE. —

WALTHAM, MA
02453



ZONING: C-INDUSTRIAL

ZONING BY RIGHT USES INCLUDE:

- Accessory use/Manufacturing
- Automobile recycling center
- Storage
- Light/General Manufacturing
- Research Labs
- Athletic Fitness

USES BY SPECIAL PERMIT:

- Heavy Trucking/Equipment Storage
- Auto Body Shop
- Automotive recycling center
- Plastics Manufacturing
- Organic Products Storage

MEDIAN HOUSEHOLD INCOME



\$118,993

1 Mile

\$120,548

3 Miles

POPULATION

18,689

1 Mile

178,220

3 Miles

HOUSEHOLDS

7,875

1 Mile

72,296

3 Miles

MEDIAN AGE

41.60

1 Mile

39.60

3 Miles

DAYTIME EMPLOYEES

8,828

1 Mile

87,710

3 Miles

POPULATION GROWTH '23 - '28

-0.07%

1 Mile

-0.08%

3 Miles

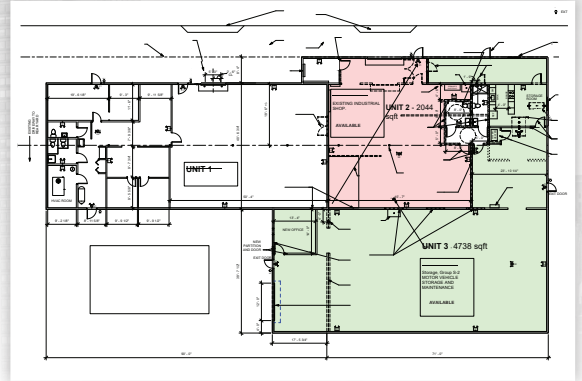
HOUSEHOLD GROWTH '23 - '28

-0.18%

1 Mile

-0.08%

3 Miles



GODINO & COMPANY, INC.

TOM GODINO President 617-965-4200 x1 tgodinosr@godinoco.com

SUSAN ELLIS Vice President 617-965-4200 x2 sgodino-ellis@godinoco.com