



**FOR LEASE: 7,000 SF WAREHOUSE / FLEX SPACE
AUTOMOTIVE GARAGE - 2 BAYS W/ PRIVATE OFFICES & BATHS**

99R PROVIDENCE STREET BOSTON, MASSACHUSETTS, 02136



- Excellent opportunity to lease a versatile 7,000 square foot warehouse/flex building situated on an approximately 1-acre lot with convenient access from both Providence Street and Hyde Park Avenue. The building offers functional industrial features combined with flexible office space, making it well suited for contractors, distribution, service businesses, or light industrial users.
- The warehouse features 24-foot clear ceiling height and six oversized drive-in garage doors with two-sided access, allowing for efficient vehicle flow, loading, and operational flexibility. The property also includes two separate office areas, each equipped with private bathrooms, providing comfortable administrative space for staff or the ability to accommodate multiple users.
- The large site offers ample outdoor space for parking, storage, or fleet vehicles, a rare feature for properties in this market.

Property Highlights

- ±7,000 SF warehouse / flex building
- 24' clear ceiling height
- 6 drive-in garage doors (two-sided access)
- Two separate office areas with bathrooms
- Approximately 1-acre lot
- Convenient access from Providence St & Hyde Park Ave
- Ideal for contractors, service companies, distribution, or light industrial users
- Attractive lease terms available
- This well-located property provides a rare combination of warehouse functionality, outdoor space, and accessibility.

**DAN GARDNER | DAN@DMGBROKERAGE.COM | O: 781.591.3232 X700
JOE PISANO | JOE@DMGBROKERAGE.COM | O: 781.591.3232 X708
83 MORSE STREET, BUILDING #6 | NORWOOD, MA 02062 | 781.591.3232
WWW.DMGBROKERAGE.COM**

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