

TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-1 & 1A

DESCRIPTION:

Warehouse: 7,226 square feet

Office: 1,546 square feet

UTR: 44 square feet

Total Area: 8,816 square feet

Ceiling Height: 16'

HVAC: Offices only front and back

One drive up: Door Height: 14x11"/ 11' wide

One loading dock: Door Height: 14x11"/ 11' wide

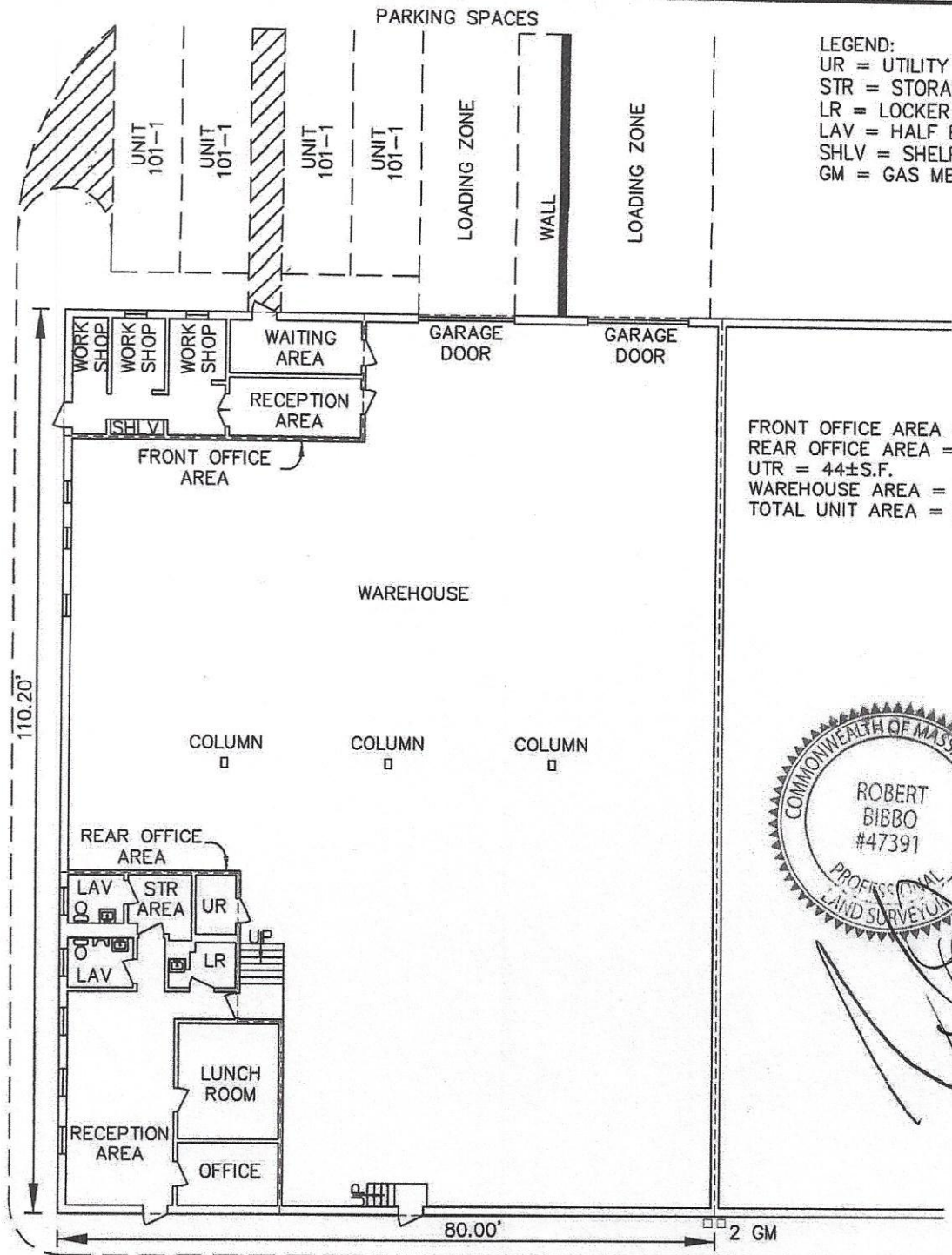
Floor drain: yes

Oil sep: yes

Electric: 480V / 1 200A panel

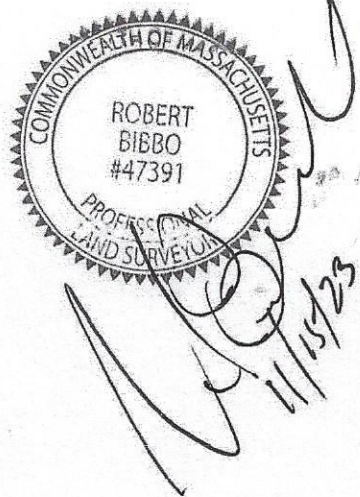
Parking Spots: 5 (3 in front and 2 in back)

Available: 6/1/2026



LEGEND:
 UR = UTILITY ROOM
 STR = STORAGE ROOM
 LR = LOCKER ROOM
 LAV = HALF BATH
 SHLV = SHELF
 GM = GAS METER

FRONT OFFICE AREA = 560±S.F.
 REAR OFFICE AREA = 986±±S.F.
 UTR = 44±S.F.
 WAREHOUSE AREA = 7,226±S.F.
 TOTAL UNIT AREA = 8,816±S.F.



SHOWING AREA OF UNIT 101-1
 CLEMATIS AVENUE ~ WALTHAM, MA

DATE: FEBRUARY 3, 2023 SCALE: 1"=20'
 REVISED DATE: NOVEMBER 15, 2023

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES

SURVEYING, ENGINEERING &
 CONSTRUCTION CONSULTING
 10 HAMMER STREET, WALTHAM, MA 02453
 TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
 RALPH BIBBO, JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER

RECORD OWNER:
 TICO, INC.

 DEED REFERENCE:
 BOOK 81605 PAGE 355

 PLAN REFERENCE:
 PLAN 1040 OF 1988