

TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-15

DESCRIPTION:

Total Area: 1,300 square feet

Ceiling Height: 15'x11"

OH Door Height: 12' x12'

1 Drive-up bay

Loading Dock: No

Electric: 480V available

Parking Spots: 2

Earliest Availability: 30 day notice

PRICING:

Price \$25 a square foot plus \$5.00 triple net estimate

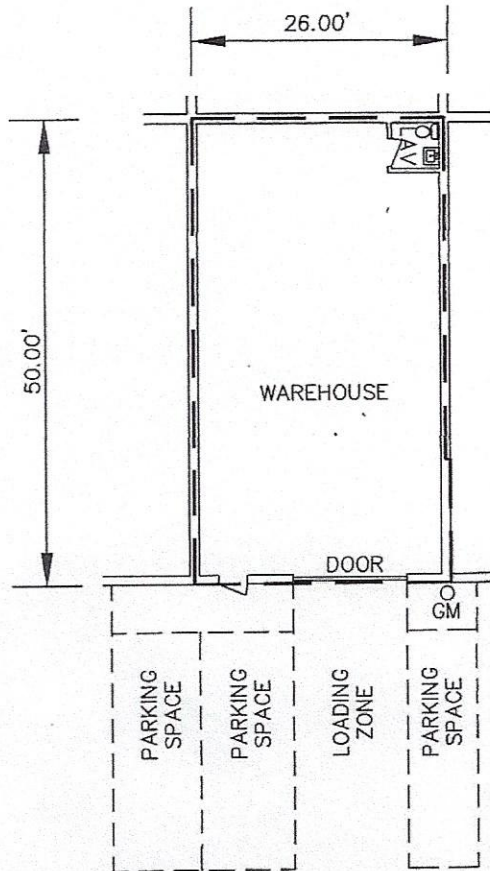
Rent \$2,708. plus estimated \$541. NNN

Total Rent \$3,249.

\$1 increase per year on base rent

5-Year minimum lease

LEGEND:
LAV = HALF BATH
GM = GAS METER



1ST FLOOR
LAV = 35±S.F.
WAREHOUSE = 1,265±S.F.
TOTAL = 1,300±S.F.

**SHOWING AREA OF UNIT 101-15
CLÉMATIS AVENUE ~ WALTHAM, MA**

DATE: JANUARY 31, 2024 SCALE: 1"=20'

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