

12 FIRST AVENUE

SOMERVILLE, MA 02143



PROPERTY OVERVIEW



±20,000 SF
Available



3 Loading Docks/
1 Overhead Door



Ample On-Site
Parking



3-Phase
Power



20' Ceiling
Height



Available
September 2026



12 First Avenue, Somerville, MA, is a versatile 20,000 SF flex/industrial property offering a **unique opportunity for businesses seeking a strategic location** just minutes from Boston, Cambridge, and major transportation corridors.

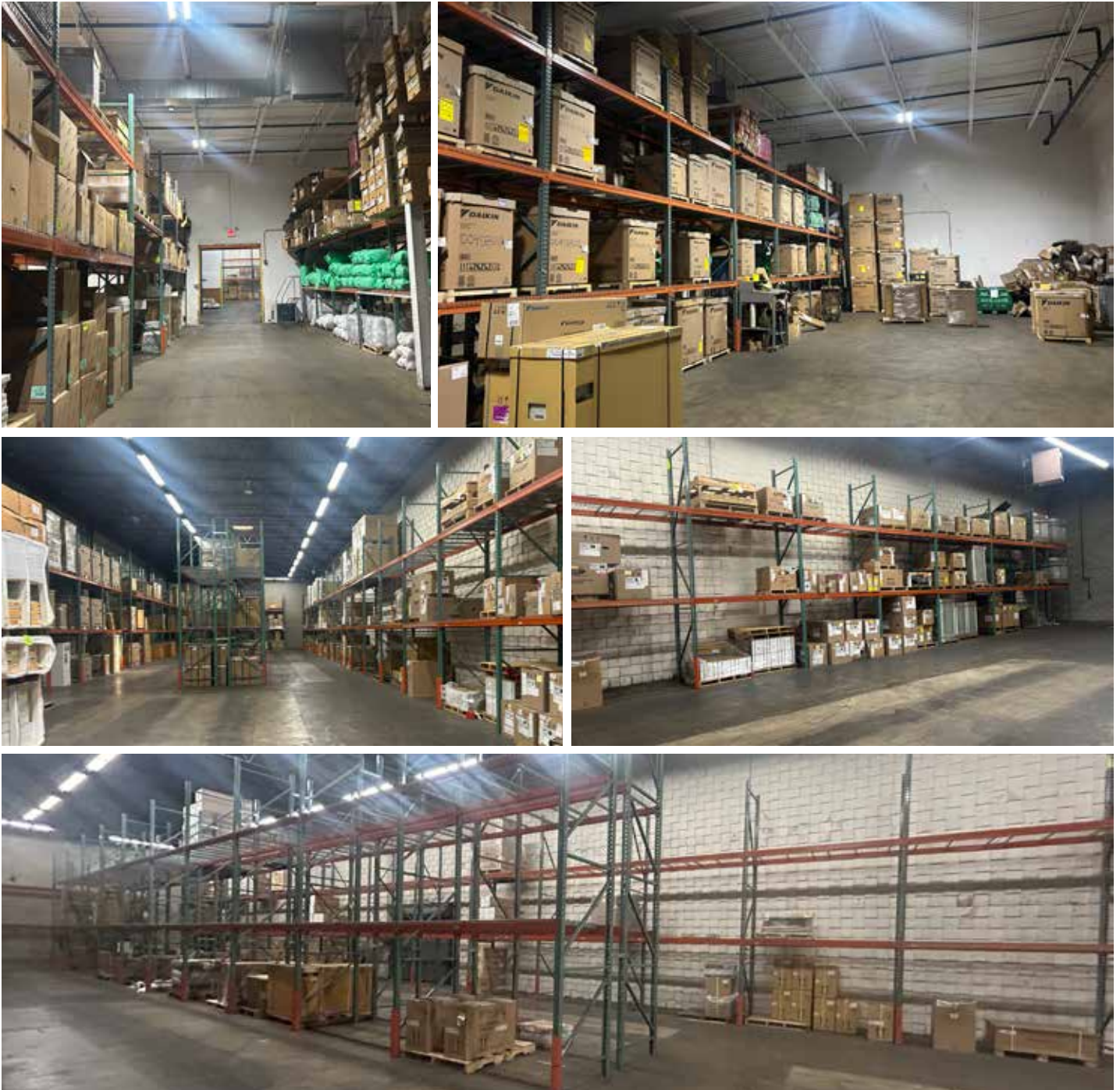
The property features a **flexible layout** suitable for a variety of uses, including **light manufacturing, warehouse/distribution, and R&D**. Tenants will benefit from **high ceilings, efficient loading capabilities, ample power**, and the ability to customize the space to meet specific operational requirements.

Situated in one of Greater Boston's most dynamic urban markets, 12 First Avenue provides **excellent access to Interstate 93, Route 28, downtown Boston**, and the surrounding innovation hubs of Somerville and Cambridge.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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