

PRICE REDUCTION

25-29 SPRING STREET

WALTHAM, MA

FOR SALE | 4,686 SF +/- INDUSTRIAL/OFFICE BUILDING ON 0.09 AC

- Directly off of Route 20
- 2.7 Miles to Route 95
- 9' Slab to Slab

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,686 SF +/- Industrial/Office Building on 0.09 AC for Sale

PROPERTY HIGHLIGHTS

- Directly off of Route 20
- 2.7 Miles to Route 95
- 9' Slab to Slab

PROPERTY SPECIFICATIONS

Building Size:	4,686 SF
Lot Size:	0.09 AC
Construction:	Masonry
Slab to Slab:	9'
Power:	240V, 3-phase service
HVAC:	(2) rooftop units - natural gas heat & electric AC
Ceiling Height:	8'
Sale Price:	\$850,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	52,052	116,538	581,613
Total Population	133,330	302,102	1,458,680
Average HH Income	\$183,087	\$214,020	\$175,278

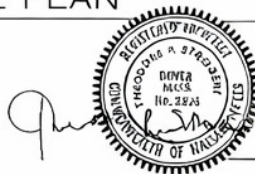




This architectural floor plan shows a building layout with the following features:

- Offices:** There are three offices. One is located in the top right, another in the bottom right, and a third in the bottom left. Each office is labeled "OFFICE".
- Reception Area:** A reception area labeled "RECEA" is situated in the center-right of the plan.
- Bathroom:** A bathroom is located in the bottom left, adjacent to the bottom-left office.
- Staircase:** A staircase is located in the top left corner, with a "DN" (down) label indicating the direction.
- Dimensions:**
 - The overall width of the building is 54'-3".
 - The overall depth is 12'-0" (split into two 12'-0" sections).
 - Office dimensions include 12'-0" x 12'-0", 12'-0" x 6'-1", and 12'-0" x 8'-4" (split into 8'-9" and 8'-4" sections).
 - Reception area dimensions include 12'-0" x 6'-1".
 - Bathroom dimensions include 6'-1" x 6'-1".
- Other Labels:** "Motel" is labeled near the top staircase, and "SATS" is labeled near the bottom bathroom.

SCALE - 1/4" = 1' - 0"



REIBERT & ASSOCIATES AA
HONOLULU DEEDS DIVISION 102
NORTH COAST RD

13001

UPPER LEVEL PLAN

REWAISSANCE | A201
FOUOH

HIGHWAY PROXIMITY

 **1 MINUTE**

 **2.2 MILES**
8 MINUTES

 **3.4 MILES**
13 MINUTES

BOSTON
13 MILES | 27 MINS

WORCESTER
39 MILES | 47 MINS

abcam **KeyMe**
nexus LOCKSMITHS

 **pappas co.**

  **VIA SEPARATIONS**

EVERSOURCE 

 **REPLIGEN**

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WALTHAM, MA



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ALEX SMITH

781.734.7613

alex@stubblebinecompany.com

NATE CROZIER

339.970.1203

ncrozier@stubblebinecompany.com

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