

TICO INDUSTRIAL PARK



108 CLEMATIS AVE. BAY-6

DESCRIPTION:

1st Floor 9,210

2nd Floor 2,000

Total Warehouse Area: 11,210 square feet

Ceiling Height: 25 ft

OH Door Height: 7' 11" 7' 11" wide

Loading Dock: 1

HVAC: Office only 2,000 sq ft 2nd floor Mezzanine

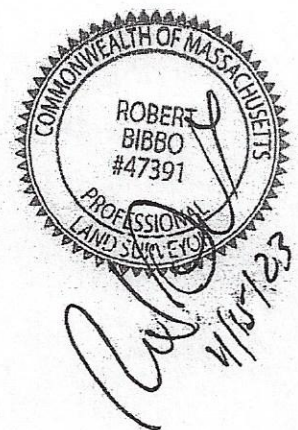
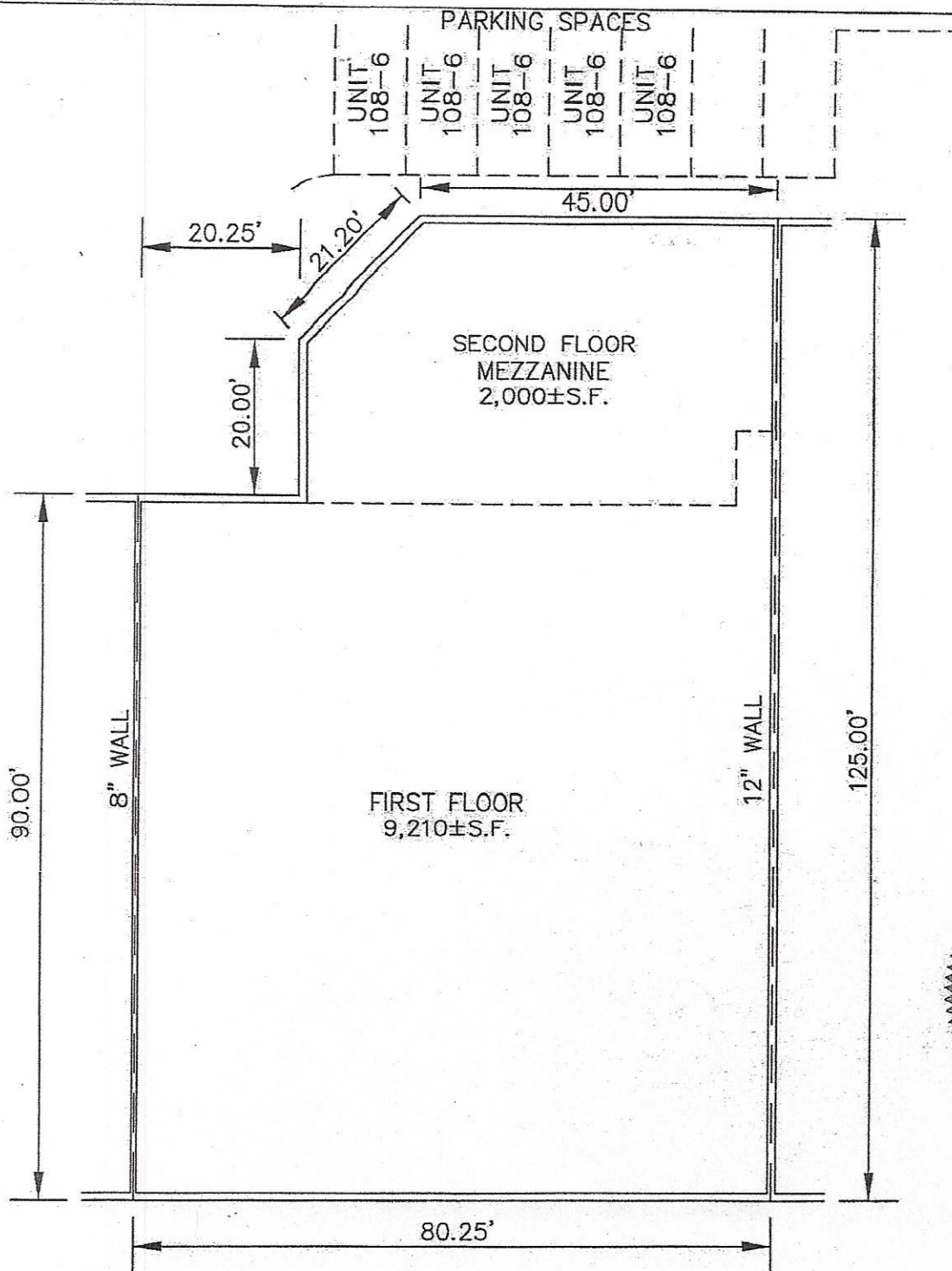
Parking Spots: 6

Earliest Availability: 11/1/2026

600A 480V

2-200A panels

120-208V



1ST FLOOR = 9,210±S.F.
 2ND FLOOR = 2,000±S.F.
 TOTAL AREA = 11,210±S.F.

RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988

SHOWING AREA OF UNIT 108-6
 CLEMATIS AVENUE ~ WALTHAM, MA
 DATE: SEPTEMBER 8, 2022 SCALE: 1"=20'
 REVISED: SEPTEMBER 13, 2022, NOVEMBER 15, 2023

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING &
 CONSTRUCTION CONSULTING

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 RALPH BIBBO, JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER