

TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-3

DIMENSIONS / DESCRIPTION:

Warehouse: 4,206 square feet

Lav: 72 square feet

Utr: 122 square feet

Total area: 4,400 square feet

Ceiling height: 16'

OH Door height: 14 feet high x 11'11" wide

Drive-in bay: 1

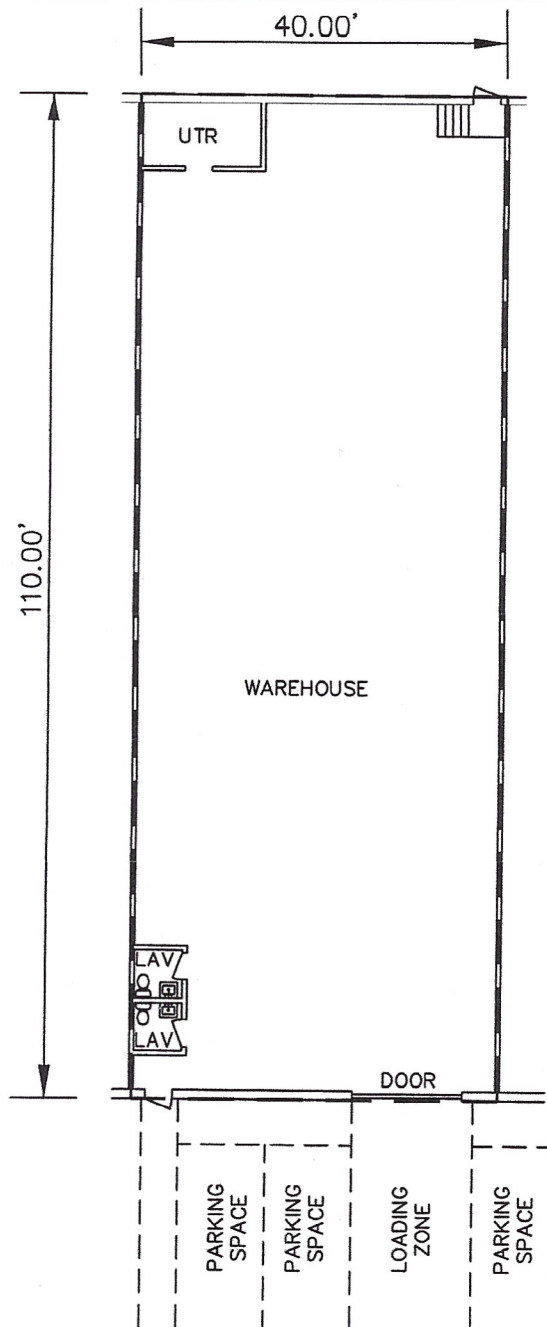
OW Sep: yes

Electric: 480V available

Floor Drain: yes/oil separator

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

Availability: now



1ST FLOOR

LEGEND:
 UTR = UTILITY ROOM
 LAV = HALF BATH

LAV = 72±S.F.
 UTR = 122±S.F.
 WAREHOUSE = 4,206±S.F.
 TOTAL = 4,400±S.F.

RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988

SHOWING AREA OF UNIT 101-3
 CLEMATIS AVENUE ~ WALTHAM, MA

DATE: FEBRUARY 9, 2024 SCALE: 1"=20'

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING &
 CONSTRUCTION CONSULTING

10 HAMMER STREET, WALTHAM, MA 02453

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RALPH BIBBO, JR. - MANAGER - OWNER

ROBERT BIBBO - P.L.S. - OWNER