



**FOR LEASE: 3,500 SF WAREHOUSE / FLEX SPACE  
WITH RARE LARGE PARKING LOT**

**99R PROVIDENCE STREET  
BOSTON, MASSACHUSETTS, 02136**



### Property Description

- Excellent opportunity to lease a versatile 3,500 square foot warehouse/flex building situated on an large parking lot with convenient access from both Providence Street and Hyde Park Avenue. The building offers functional industrial features combined with flexible office space, making it well suited for contractors, distribution, service businesses, or light industrial users.
- The warehouse features 24-foot clear ceiling height and six oversized drive-in garage doors with two-sided access, allowing for efficient vehicle flow, loading, and operational flexibility. The property also includes two separate office areas, each equipped with private bathrooms, providing comfortable administrative space for staff or the ability to accommodate multiple users.
- The large site offers ample outdoor space for parking, storage, or fleet vehicles, a rare feature for properties in this market.

### Property Highlights

- ±3,500 SF warehouse / flex building
- 24' clear ceiling height
- 6 drive-in garage doors (two-sided access)
- Two separate office areas with bathrooms
- Approximately 1-acre lot
- Convenient access from Providence St
- Ideal for contractors, service companies, distribution, or light industrial users
- Attractive lease terms available

This well-located property provides a rare combination of warehouse functionality, outdoor space, and accessibility.

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