

FOR LEASE

221

BEAR HILL ROAD

WALTHAM, MA



**6,600 SF INDUSTRIAL SPACE AVAILABLE**

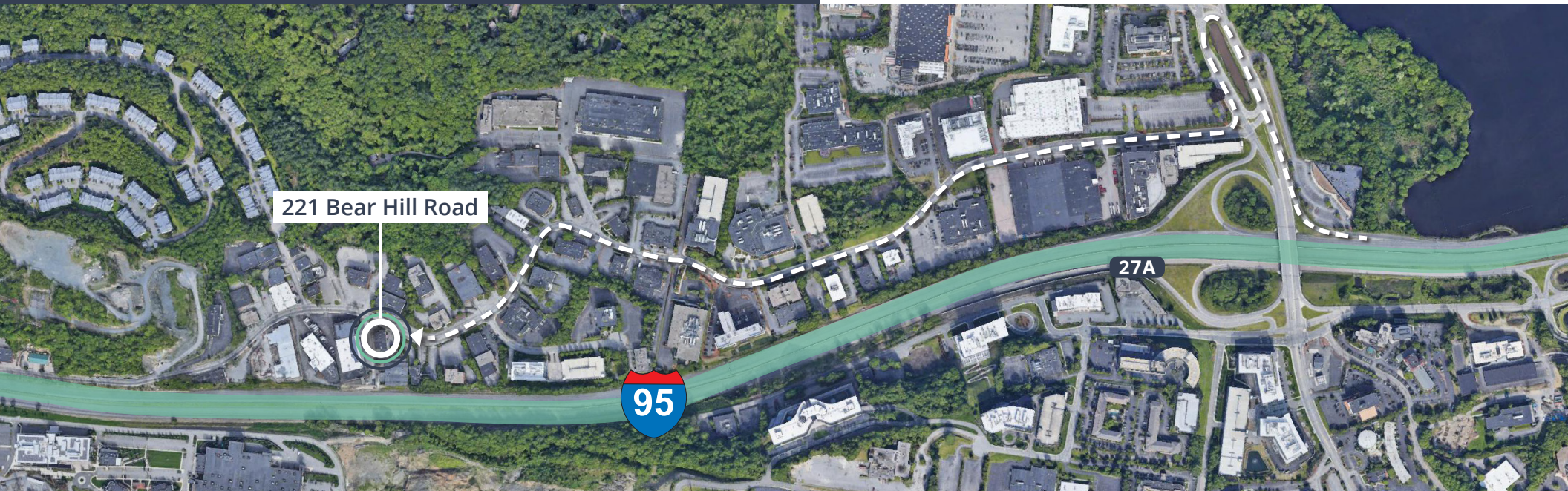
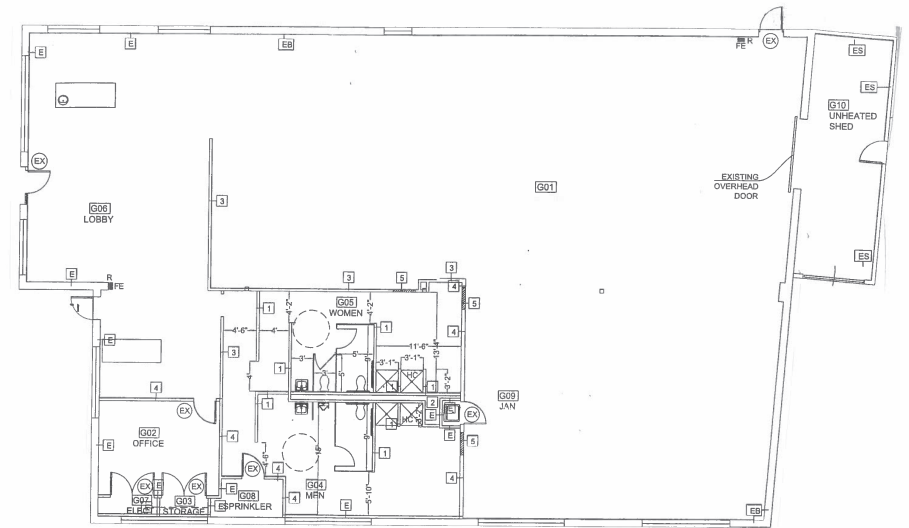
IMMEDIATE HIGHWAY ACCESS | FULLY AIR CONDITIONED

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## BUILDING SPECS

Building Size	6,600 SF
Year Built	1960
Zoning	Commercial
Column Spacing	25' x 30'
Clear Height	12' throughout
HVAC	Fully air conditioned with 3 new roof top units
Loading	One full height loading dock
Power	800 Amp, 3 phase, 4 wire
Sprinkler System	Wet
Roof	Rubber, installed in 2024
Parking	17 spaces

## FLOOR PLAN | 6,600 SF



For more information,  
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