

158 LEXINGTON STREET

NORTH WALTHAM, MA



8,400 SF

INDUSTRIAL WAREHOUSE AND
OFFICE SPACE AVAILABLE

CONTACT:
ELLEN GARTHOFF 978.760.1263 ELLEN@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

158 Lexington St., Waltham, MA has 8,400 sf available for lease of which 4,800 sf is clear span warehouse, with 3,600 sf of newly-renovated office area. The majority of the office area is wide open and could also be used for storage.

PROPERTY HIGHLIGHTS

- Great Visibility
- Near I-95
- Excellent signage
- Available: Fall 2022

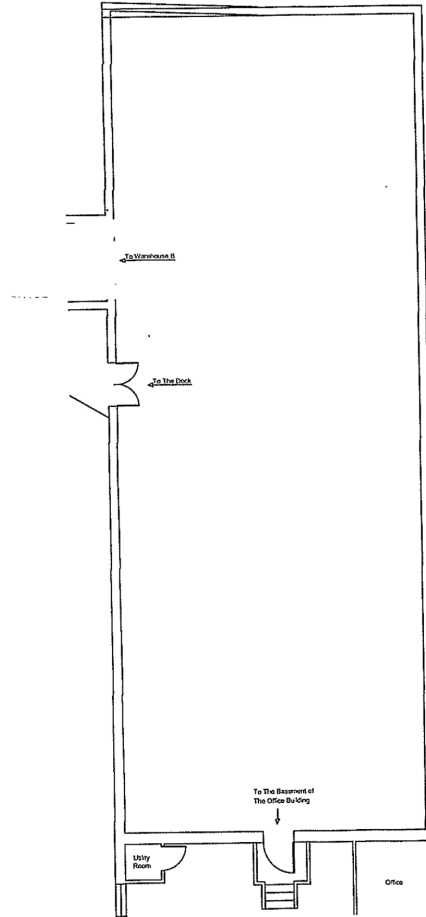
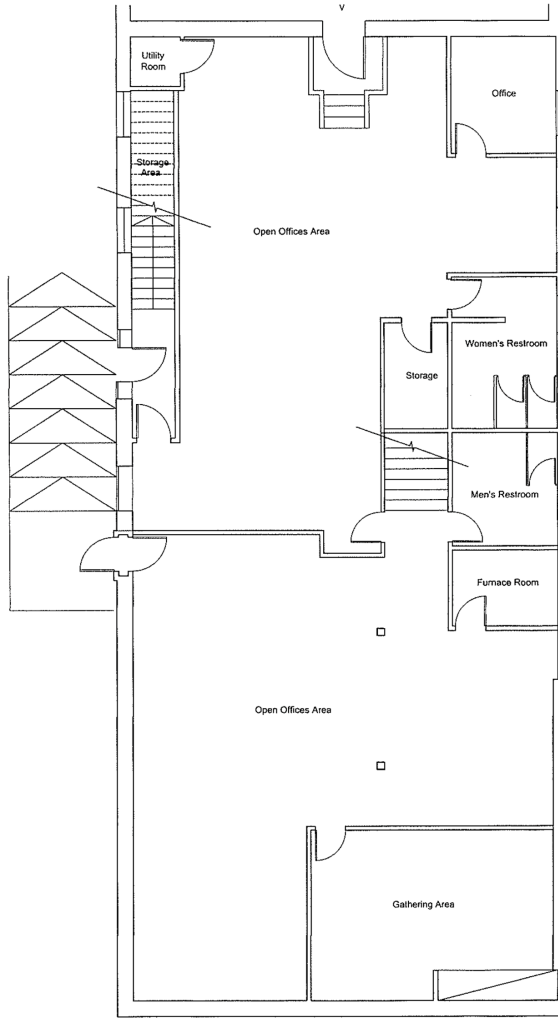
PROPERTY SPECIFICATIONS

BUILDING SIZE	16,000 SF
LOADING	Common tailboard loading
PARKING	Min. of ten (10) spaces
ZONING	Office/Warehouse
CEILING HEIGHT	14'
RENOVATION	2019
ROOF	Metal
POWER	Single phase, 200 amps, 3 phase on pole
COLUMN SPACING	Clear span
SEWER/SEPTIC	Town sewer
HVAC	Warehouse is heated, the office has both heat and AC
LEASE RATE	\$16/SF NNN

ADDITIONAL PHOTOS

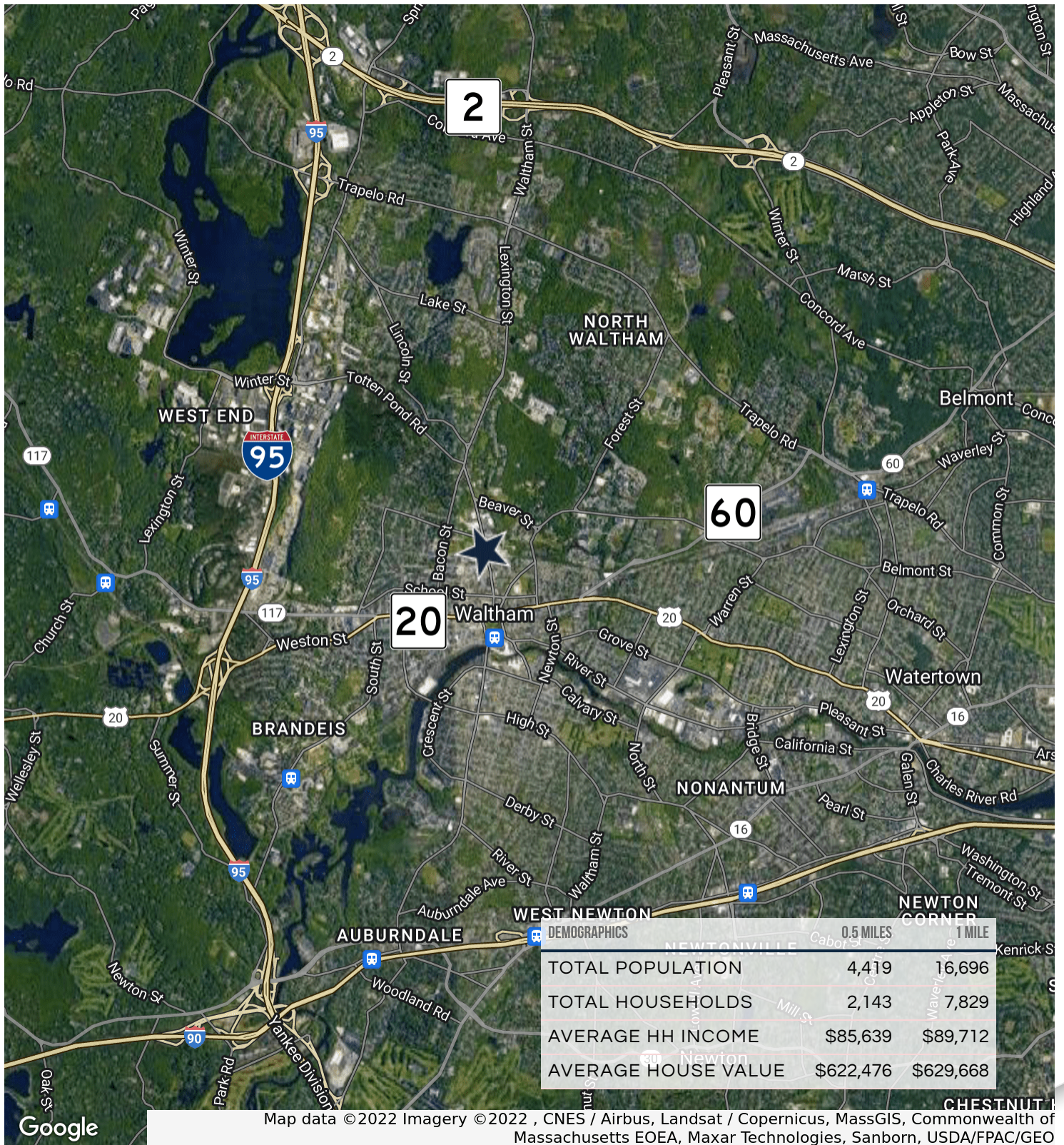


FLOOR PLANS



Warehouse A Sketch

LOCATION MAP



Map data ©2022 Imagery ©2022, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, Sanborn, USDA/FPAC/GEO

158 LEXINGTON STREET

NORTH WALTHAM, MA



CONTACT:
ELLEN GARTHOFF 978.760.1263 ELLEN@STUBBLEBINECOMPANY.COM

EXCLUSIVE OFFERING
 THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL