



# 7 MCKAY AVE

WINCHESTER, MA

13,000 SF | FLEX OFFICE SPACE FOR LEASE

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STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

13,000 SF of flex/office/industrial space available for lease.

## LOCATION DESCRIPTION

Close proximity to Route 2, I-93, and I-95

## PROPERTY HIGHLIGHTS

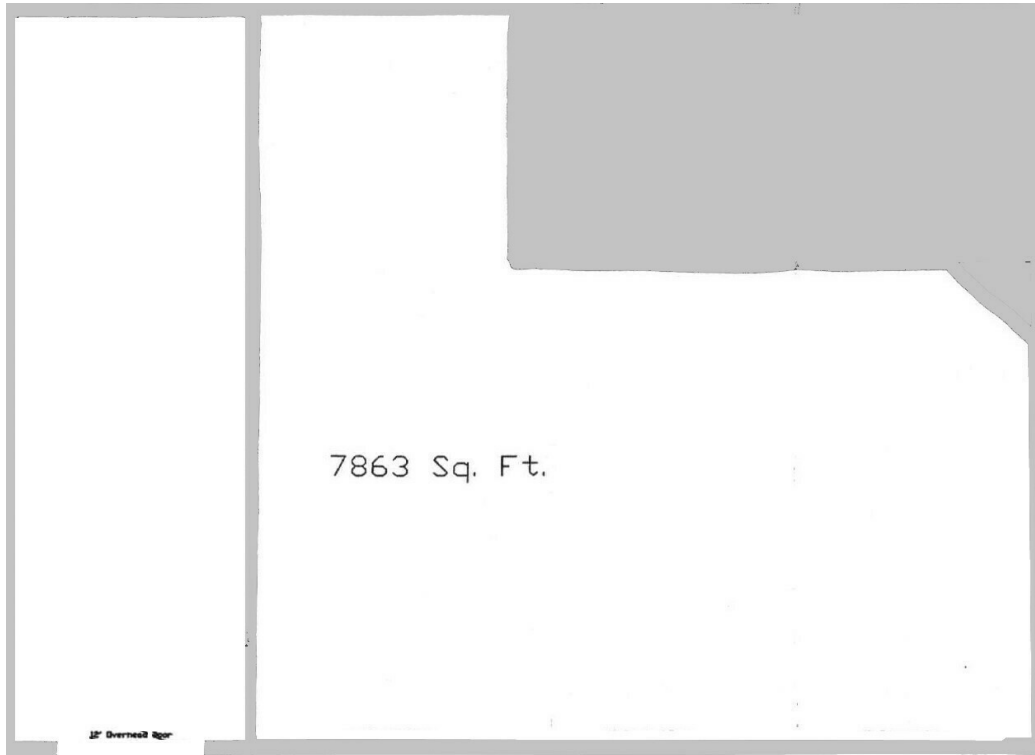
- Conveniently located 2 Miles from I-93 and 3 Miles from I-95
- Less than 1 mile from the Winchester train station
- Ample Parking with over 100 spaces
- Office space is subdivisible
- Less than 10 miles from Downtown Boston
- Ideal for medical office, medical laboratory, professional office, or flex industrial users.

## OFFERING SUMMARY

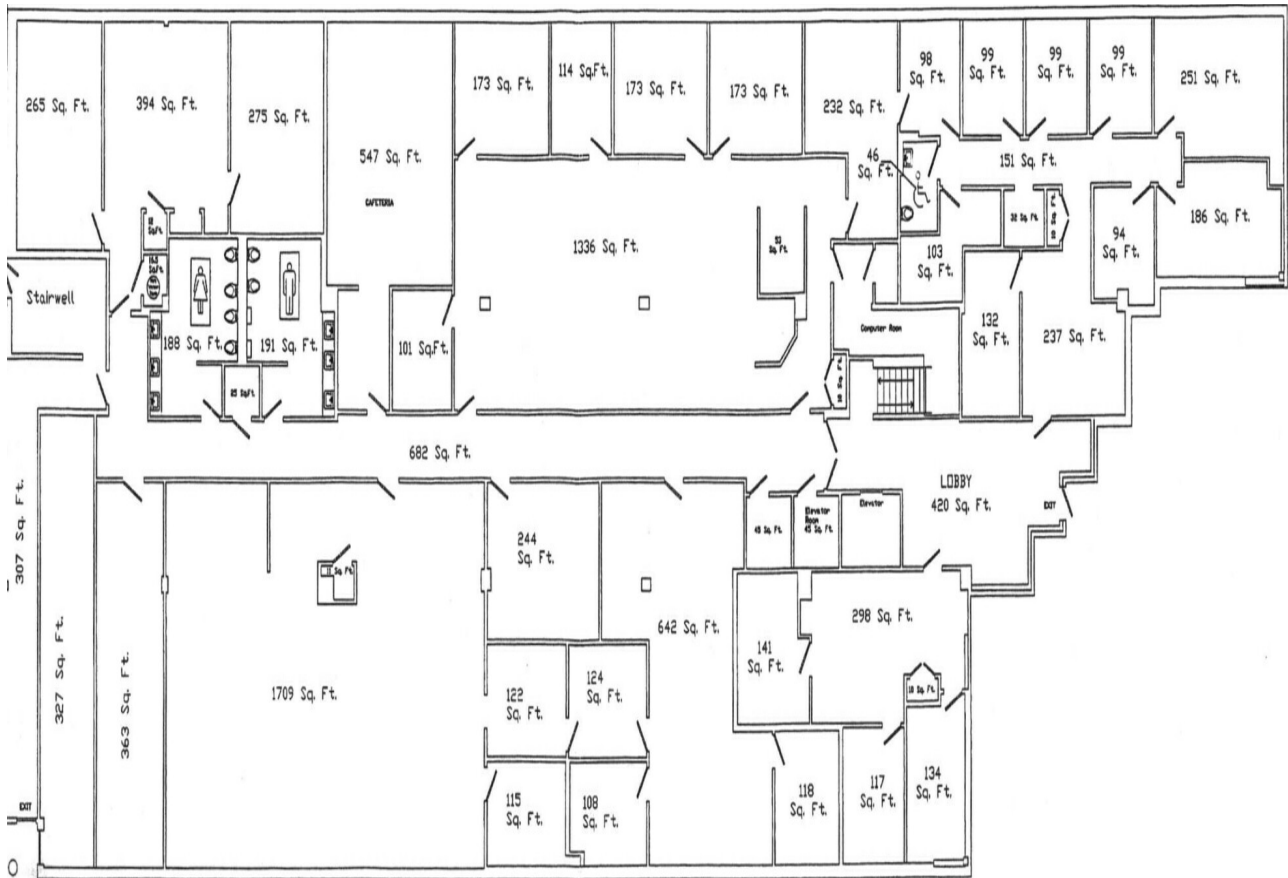
Building Size:	46,313
Lot Size:	3 Acres
Available SF:	13,000 SF
Clear Height:	19'
Year Built:	1986
Zoning Code:	Light Industrial (IL)
Loading:	Four (4) Grade Level
Utilities:	Municipal
Power:	1,200a - Heavy
Sprinklers:	Wet
Parking Ratio:	2.48/1,000 SF
Lease Rate:	Market

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,224	39,773	162,365
Total Population	13,709	100,419	389,864
Average HH Income	\$171,007	\$148,306	\$132,733

# FLOOR PLANS



Warehouse - Floor Plan



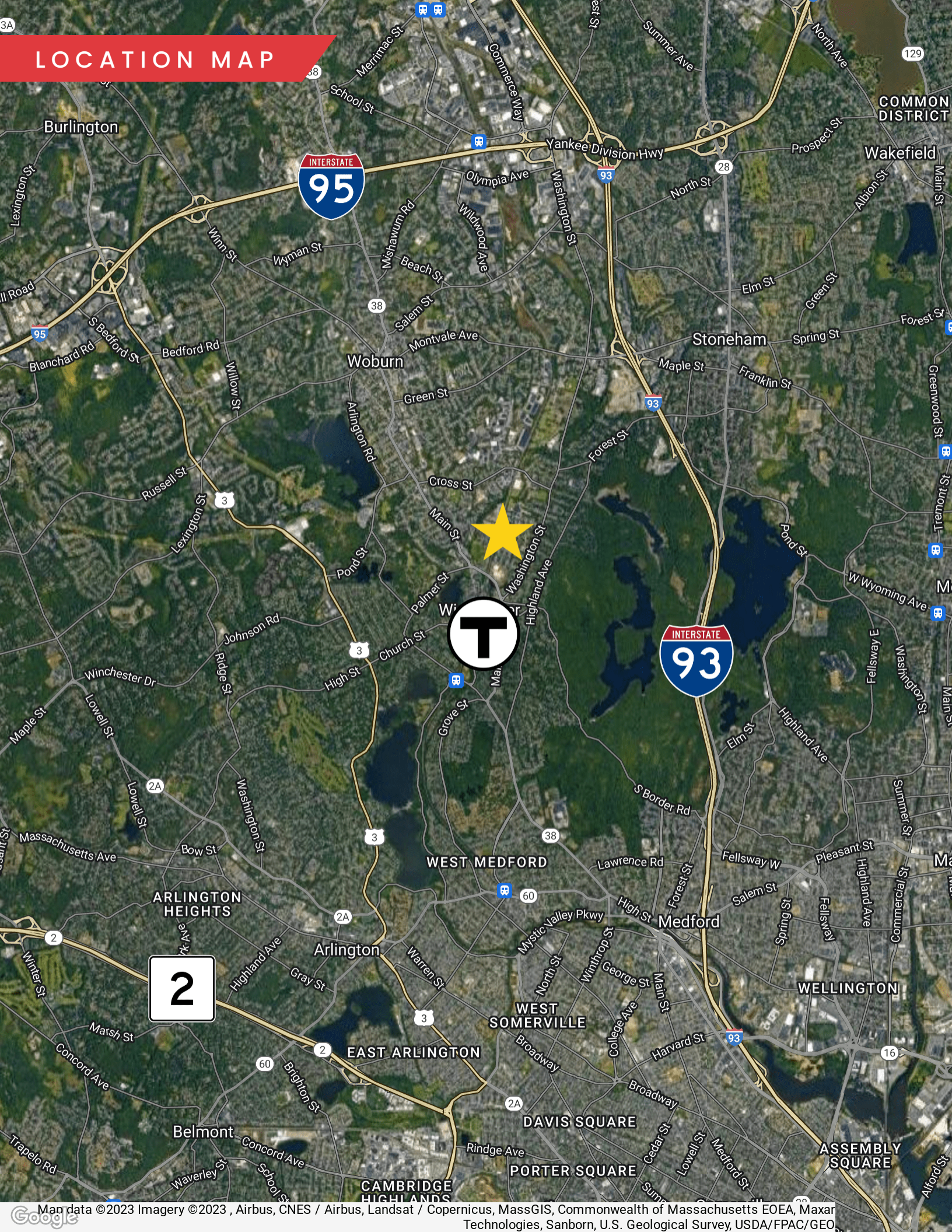
13549 Sq. Ft.  
First Floor Total

First Floor Office - Floor Plan

ADDITIONAL PHOTOS



# LOCATION MAP



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