

7 MCKAY AVE

WINCHESTER, MA

13,000 SF | FLEX OFFICE SPACE FOR LEASE

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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.

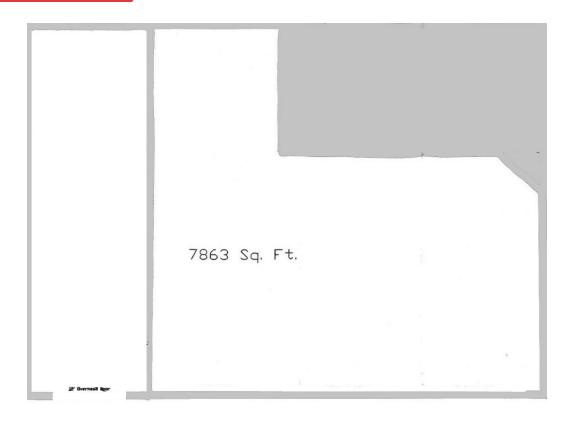
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

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

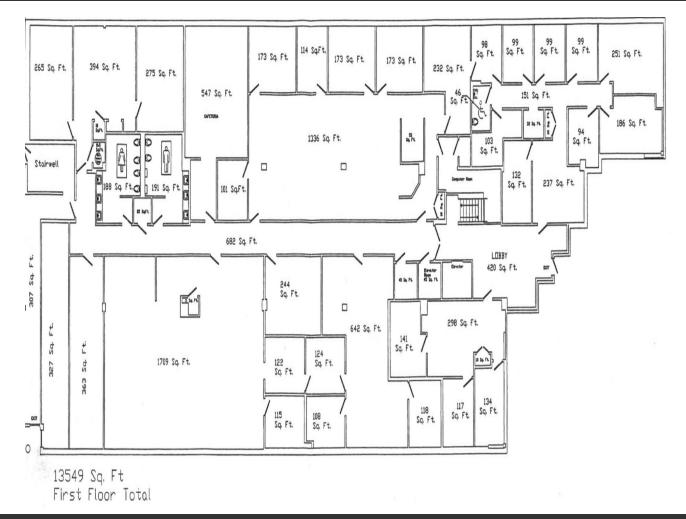
OFFERING SUMMARY

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

FLOOR PLANS



Warehouse - Floor Pan



First Floor Office - Floor Plan







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Burlington

COMMON

Wakefield

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Yankee Division Hwy Prospe 28 Olympia Ave North St Beach Sy Elm St 38 Forest Montvale Ave Spring St Stoneham Bedford Rd Blanchard Rd ord St Woburn Maple St-Franklin St Green St Cross St 3 Main St. Ponc W Wyoming A W Johnson Rd INTERSTATE Church 3 9 High St Winchester Dr Elms S Border Rd Massachusetts Ave Pleasants Bow St Fellsway W WEST MEDFORD Lawrence Rd ARLINGTON HEIGHTS Ney Pkwy High St Medford 2A Watten St. Arlington 2 WELLINGTON WEST 3 Marsh St Harvard St 2 EAST ARLINGTON DAVIS SQUARE Belmont c SSEMBLY SQUARE Rindge Ave

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CAMBRID

PORTER SQUARE

ord Ave

Naverley

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