



25-29 SPRING STREET

WALTHAM, MA

FOR SALE | 4,686 SF +/- INDUSTRIAL/OFFICE BUILDING ON 0.09 AC

- Directly off of Route 20
- 2.7 Miles to Route 95
- 9' Slab to Slab

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,686 SF +/- Industrial/Office Building on 0.09 AC for Sale

PROPERTY HIGHLIGHTS

- Directly off of Route 20
- 2.7 Miles to Route 95
- 9' Slab to Slab

PROPERTY SPECIFICATIONS

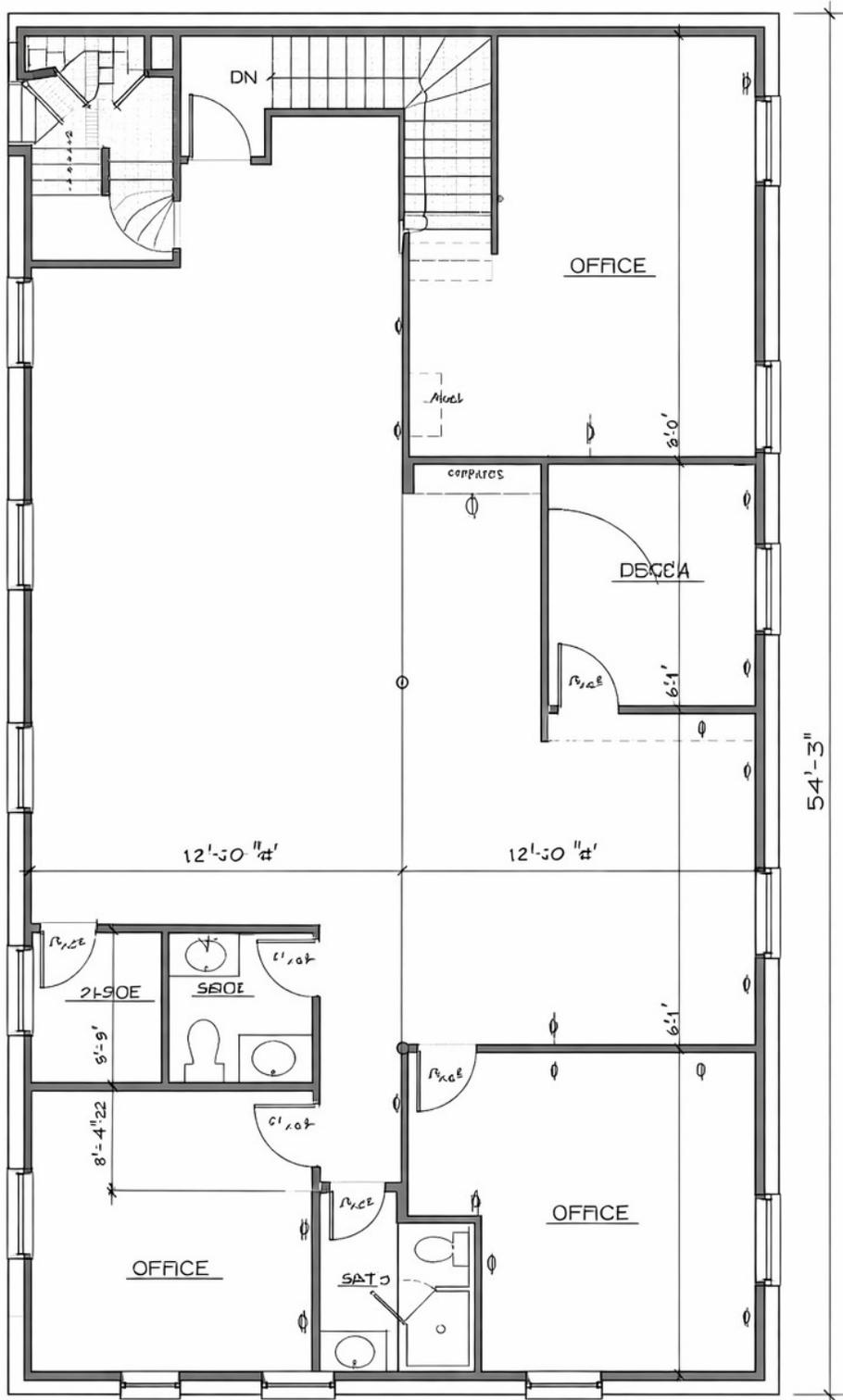
Building Size:	4,686 SF
Lot Size:	0.09 AC
Construction:	Masonry
Slab to Slab:	9'
Power:	240V, 3-phase service
HVAC:	(2) rooftop units - natural gas heat & electric AC
Ceiling Height:	8'
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	52,052	116,538	581,613
Total Population	133,330	302,102	1,458,680
Average HH Income	\$183,087	\$214,020	\$175,278





FLOOR PLAN



UPPER LEVEL PLAN

SCALE - 1/4" = 1'-0"



2023 PROPOSED
 2023 PROPOSED
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REVAISSANCE | A201

UPPER LEVEL PLAN



abcam KeyMe
nexus LOCKSMITHS
QUEEN *A Screw* **affinia** THERAPEUTICS
pappas co.
FedEx VIA SEPARATIONS
EVERSOURCE
REPLIGEN **ICRI** CONCRETE REPAIR NEW ENGLAND

HIGHWAY PROXIMITY

20 1 MINUTE

INTERSTATE 95 2.2 MILES 8 MINUTES

INTERSTATE 90 3.4 MILES 13 MINUTES

BOSTON
13 MILES | 27 MINS

WORCESTER
39 MILES | 47 MINS

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WALTHAM, MA**

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WALTHAM, MA

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