

39 EMERSON RD 120 & 124A

WALTHAM, MA

FOR SALE | 6,490 SF INDUSTRIAL CONDOMINIUM

- 2 dedicated tailboard docks
- 3 Miles from the Mass Pike
- Strategically located inside Rt 128/I-95

EXCLUSIVE AGENT

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,490 SF Industrial Condominium for Sale

PROPERTY HIGHLIGHTS

- 2 dedicated tailboard docks
- 6 dedicated parking spots
- 3 Miles from the Mass Pike
- Strategically located inside Rt 128/I-95
- New LED Lighting
- Ideal for a variety of uses including: Flex/light assembly, warehouse, contractor and machine shop
- Unit 120 has separate entrance with potential rental income
- Condominium fees: Annual $15,687 Includes water, sewer, master insurance, common area janitorial, common dumpster, snow removal

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	50,990	117,930	580,075
Total Population	126,982	301,057	1,419,087
Average HH Income	$173,402	$208,803	$179,899

PROPERTY SPECIFICATIONS

Building Size:	6,490 SF
Loading Docks:	Two (2)
Column Spacing:	16' x 27'
Sewer/Water:	Town of Waltham
Sprinkler:	Wet system
Restrooms:	Two (2) private
Zoning:	Commercial District; Industrial Condominium
Utilities:	Electricity is provided by Eversource
Electrical Service:	1200 AMP; 3-Phase 4-wire main service; Unit service 200 amp;120/240 volt
HVAC:	Office AC; warehouse: gas heat
Roof:	Rubber membrane
Clear Height:	13.5'
Taxes:	$25,628.00/FY
Sale Price:	Market

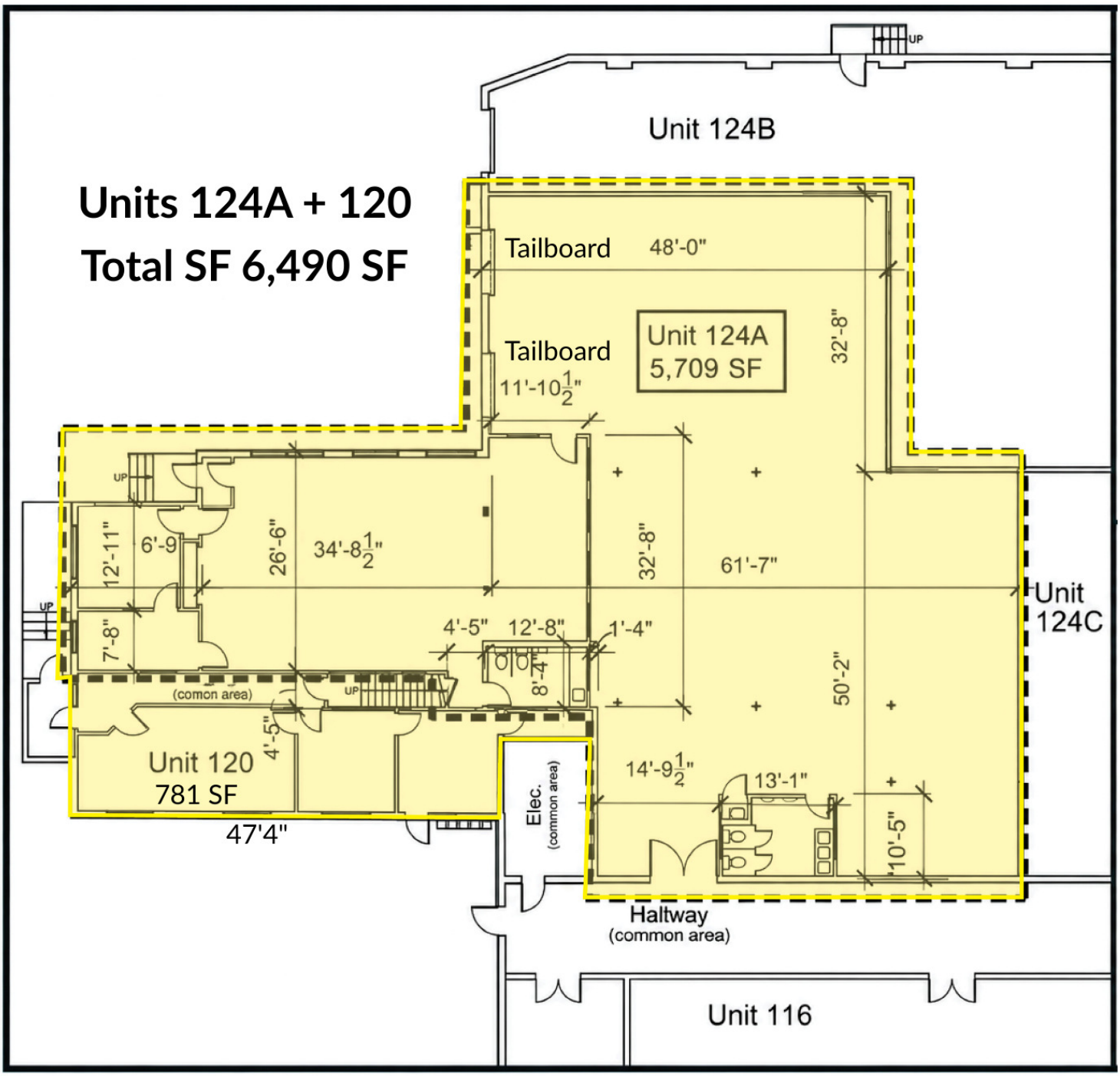

EXIT


CUIDADO
EXIT


MSDS



UNIT 124A FLOOR PLAN




HANSCOM AFB
Lexington
3
ExtraSpaceStorage.
QINETIQ
General Biological
Boston Dynamics
THE HOME DEPOT
SNAPDRAGON CHEMISTRY
HIGHWAY PROXIMTY
INTERSTATE 95 1.7 MILES
20 0.5 MILES
INTERSTATE 90 3 MILES
BOSTON
11 MILES | 29 MINS
2
INTERSTATE 95
Arlington
LAKEVIEW
PIETY CORNER HISTORIC DISTRICT
NORTH WALTHAM
Belmont
HASTINGS
39 EMERSON RD
WALTHAM MA
20
Watertown
16
Weston
NONANTUM
INTERSTATE 90
WEST NEWTON
AUBURNDALE
BRIGHTON
Newton
CHESTNUT HILL
NEWTON CENTRE
Coca-Cola
Atrius Health
Part of Optum
FedEx
GENALCO inc.
Shark
NINJA
CARIS LIFE SCIENCES
INTERSTATE 95
NEWTON HIGHLANDS
9
Wellesley
STUBBLEBINE COMPANY
CORFAC INTERNATIONAL
9
16
BABSON PARK



39 EMERSON RD 120 & 124A

WALTHAM, MA

FOR SALE | 6,490 SF INDUSTRIAL CONDOMINIUM

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