



**FOR LEASE**

**COOLIDGE INDUSTRIAL PARK**



**60-80 COOLIDGE AVE., WATERTOWN, MASS  
RARE URBAN OPPORTUNITY!  
OFFERED FOR 1ST TIME IN A GENERATION**

- WAREHOUSE AND LIGHT MANUFACTURING SPACE
- 4,650 - 42,000 SQ. FT OVER 3 BUILDINGS
- TAILBOARD AND GRADE LEVEL LOADING
- AMPLE ON-SITE PARKING
- SUB-DIVIDABLE



## Property Details:

Land Area: 2.51 Acres

Building Area: 42,000 Sq.Ft.

Zoning: I-2

### 60 Coolidge Ave:

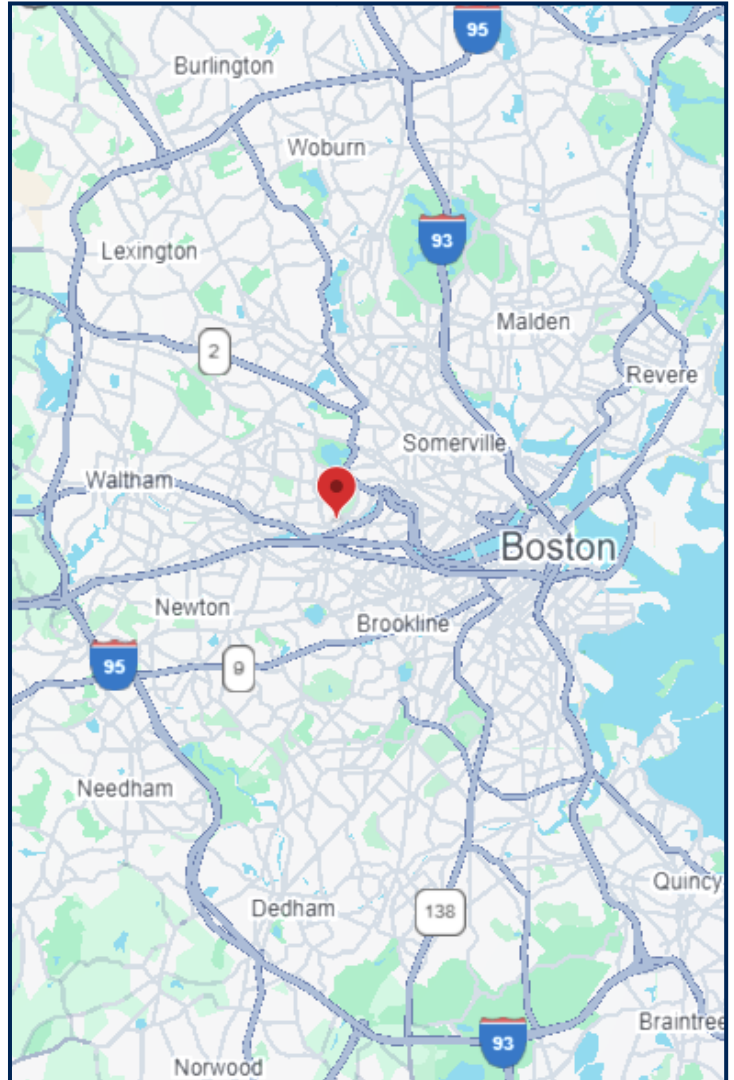
- 10,000 sq.ft.
- Single Story Garage Building
- 14' Clear Height
- 2 Grade Level Loading Doors
- 10% Office

### 70 Coolidge Ave:

- 5,350-10,000 Sq.ft.
- Single Story Industrial Building
- 16' Clear Height
- 3 Grade Level Loading Doors
- 10% Office (2 Floors)

### 80 Coolidge Ave.

- 10,000-22,000 Sq.Ft.
- Industrial/Warehouse Building
- 16' Clear Height
- 5 Tailboard Loading Docks
- 5% Office



## Location Details:

Minutes to Cambridge and Boston

Logan Airport: 9 miles

Kendall Sq: 5 Miles

Mass Pike (Allston): 2 miles

Mass Pike & I-95 Weston: 7 miles



## 80 Coolidge

Current & Enhanced



## 70 Coolidge

Current & Enhanced



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