

349-369 **UNIVERSITY** AVE  
WESTWOOD, MA



**INDUSTRIAL/FLEX SPACE**  
±21,000 SF AVAILABLE NOW  
±37,500 SF AVAILABLE JULY 2022

**NEWMARK**

# 349-369 UNIVERSITY AVE

WESTWOOD, MA

## FLOOR PLAN



### THE OFFERING

Newmark Knight Frank's New England Industrial team is pleased to bring to your attention the availability of ±37,500 of industrial/flex space at 349-369 University Ave, Westwood. Directly adjacent to University station, the property is 0.6 miles away from an array of amenities. 349-369 University Ave is conveniently located with direct access to I-93, I-95, Route 128, public transportation, and Amtrak, linking the property to Greater Boston, and Logan Airport.

**BUILDING AREA:** ±112,651 SF

**AVAIL. AREA:** ±37,500 SF

**SUITE 1:** ±16,500 SF

**SUITE 2:** ±21,000 SF

**LAND AREA:** 6.8 AC

**YEAR BUILT:** 1970

**CLEAR HEIGHT:** 18'6"-19' clear

**LOADING:**  
**SUITE 1:** 2 Tailboard doors  
1 Drive-in door

**SUITE 2:** 9 Tailboard doors  
1 Drive-in door

**COLUMN SPACING:** 30' x 25'

**PARKING:** 112 spaces  
(1.00/1000 SF)

**LIGHTING:** T-5 Fluorescent  
Sensors

**POWER:** 700a/120-240v 3p 3w

**SPRINKLERS:** Wet System

**UTILITIES**  
**WATER:** Town of Westwood  
**SEWER:** Town of Westwood  
**ELECTRIC:** Eversource  
**GAS:** Town of Westwood

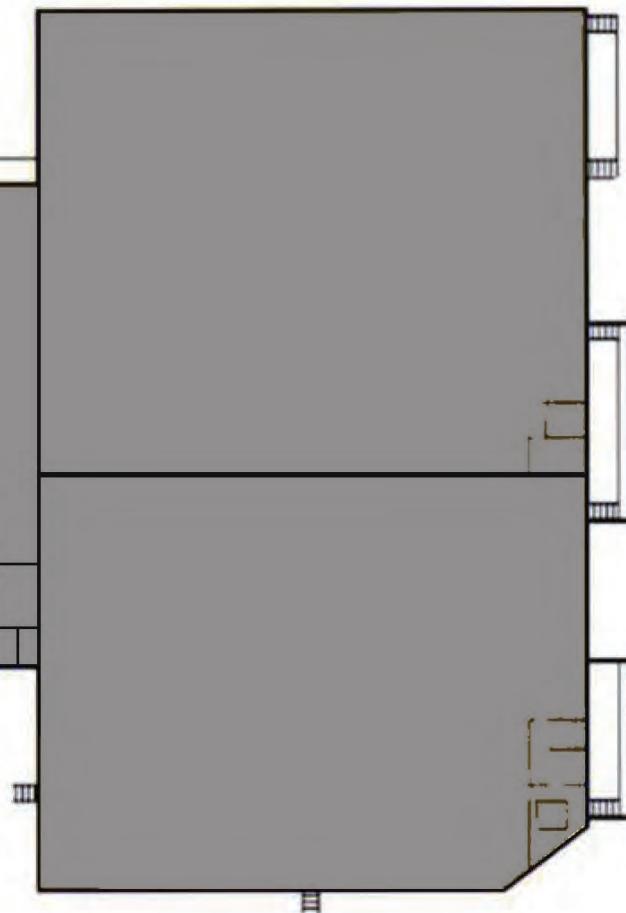
2 TAILBOARD DOORS      4 TAILBOARD DOORS

1 DRIVE IN DOOR

5 TAILBOARD DOORS  
1 DRIVE IN DOOR

**SUITE 1**  
**16,500 SF**  
**AVAILABLE**  
**7/1/2022**

**SUITE 2**  
**21,000 SF**  
**AVAILABLE**  
**NOW**




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