

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



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

**NEWMARK**



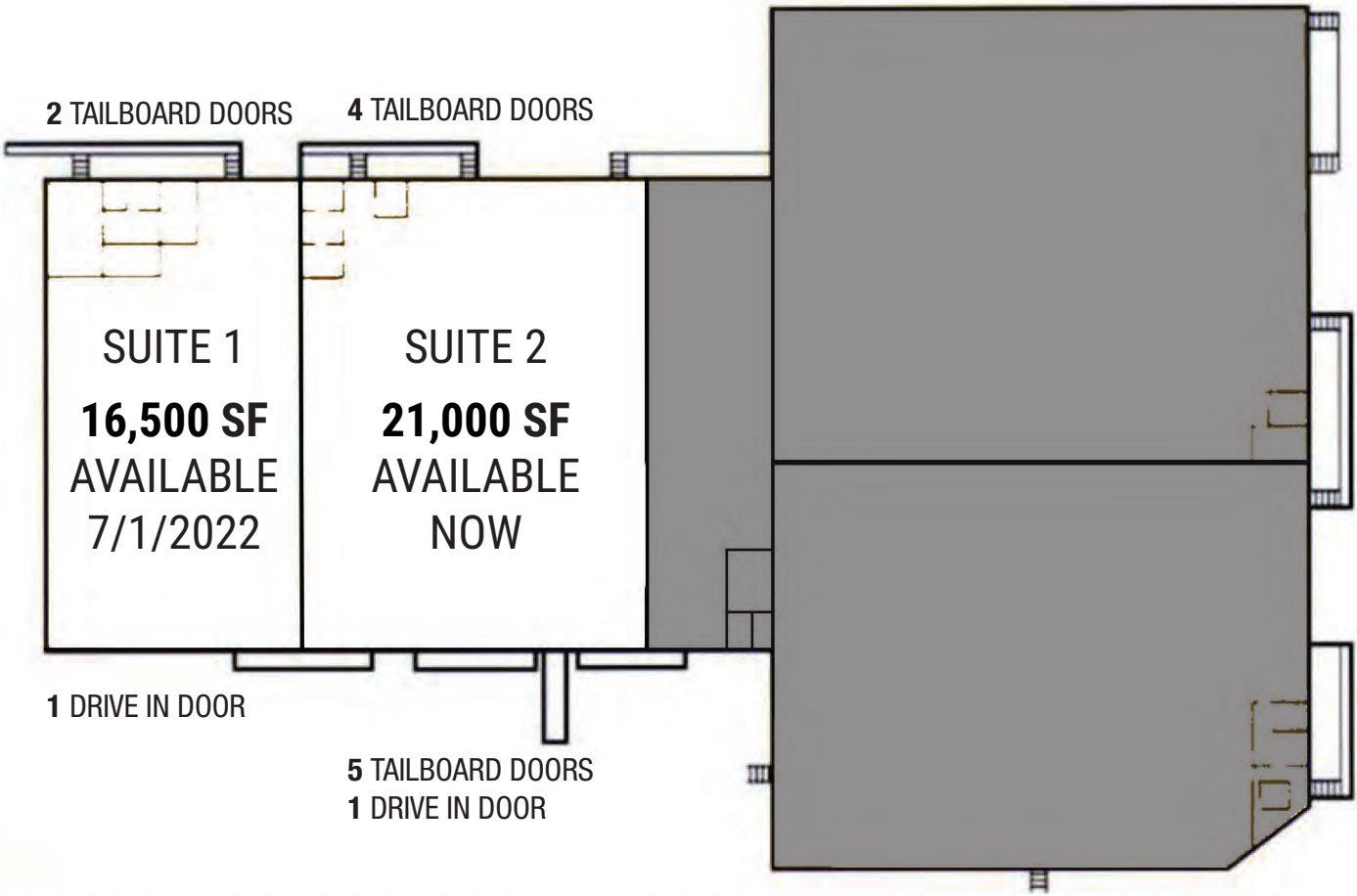


THE OFFERING

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.

<b>BUILDING AREA:</b>	±112,651 SF	<b>PARKING:</b>	112 spaces (1.00/1000 SF)
<b>AVAIL. AREA:</b>	±37,500 SF	<b>LIGHTING:</b>	T-5 Fluorescent Sensors
<b>SUITE 1:</b>	±16,500 SF	<b>POWER:</b>	700a/120-240v 3p 3w
<b>SUITE 2:</b>	±21,000 SF	<b>SPRINKLERS:</b>	Wet System
<b>LAND AREA:</b>	6.8 AC	<b>UTILITIES</b>	
<b>YEAR BUILT:</b>	1970	<b>WATER:</b>	Town of Westwood
<b>CLEAR HEIGHT:</b>	18'6"-19' clear	<b>SEWER:</b>	Town of Westwood
<b>LOADING:</b>		<b>ELECTRIC:</b>	Eversource
<b>SUITE 1:</b>	2 Tailboard doors 1 Drive-in door	<b>GAS:</b>	Town of Westwood
<b>SUITE 2:</b>	9 Tailboard doors 1 Drive-in door		
<b>COLUMN SPACING:</b>	30' x 25'		

FLOOR PLAN







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