

**FOR SALE/LEASE**  
**12,500 sq. Ft.**

**26 Dudley Street, Arlington, MA**



**FIELDSTONE**  
Commercial Properties Inc.



**NATE NICKERSON**

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## 26 Dudley Street, Arlington, MA



### 26 Dudley St, Arlington, MA

Fieldstone Commercial Properties is excited to present 26 Dudley Street, Arlington, MA for sale or lease. This industrially zoned property currently hosts an existing 3 story building, with proposed plans for a significant renovation and the addition of a warehouse. Upon completion, the enhanced building will boast 12,500 sq. ft. situated on a .28-acre lot. The first floor, spanning over 6,000+ SF, will offer warehouse space with two drive-in doors and 24' clear height. The top two floors will provide office/flex space, accessible via a passenger elevator. This property is uniquely positioned close to Boston and major highways, with the lot allowing for outdoor for storage and or parking (contractors yard permitted by right). The renovation and addition, set to transform the property, can be built to suit and completed approximately 9 months following the signing of a lease.

### Property Key Features

**Building Size:** 13,250 SF

**Lot Size:** 0.28 Acres

**Zone:** Industrial

**Clear Height:** 24'

**Delivery:** ±9 months from lease execution

**Floors:** 3

**Parking:** 9 exterior + street parking

**Elevators:** 1 passenger

**Loading:** 2 Drive in doors

**Utilities (Water/Sewer):** Town of Arlington

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

### NATE NICKERSON

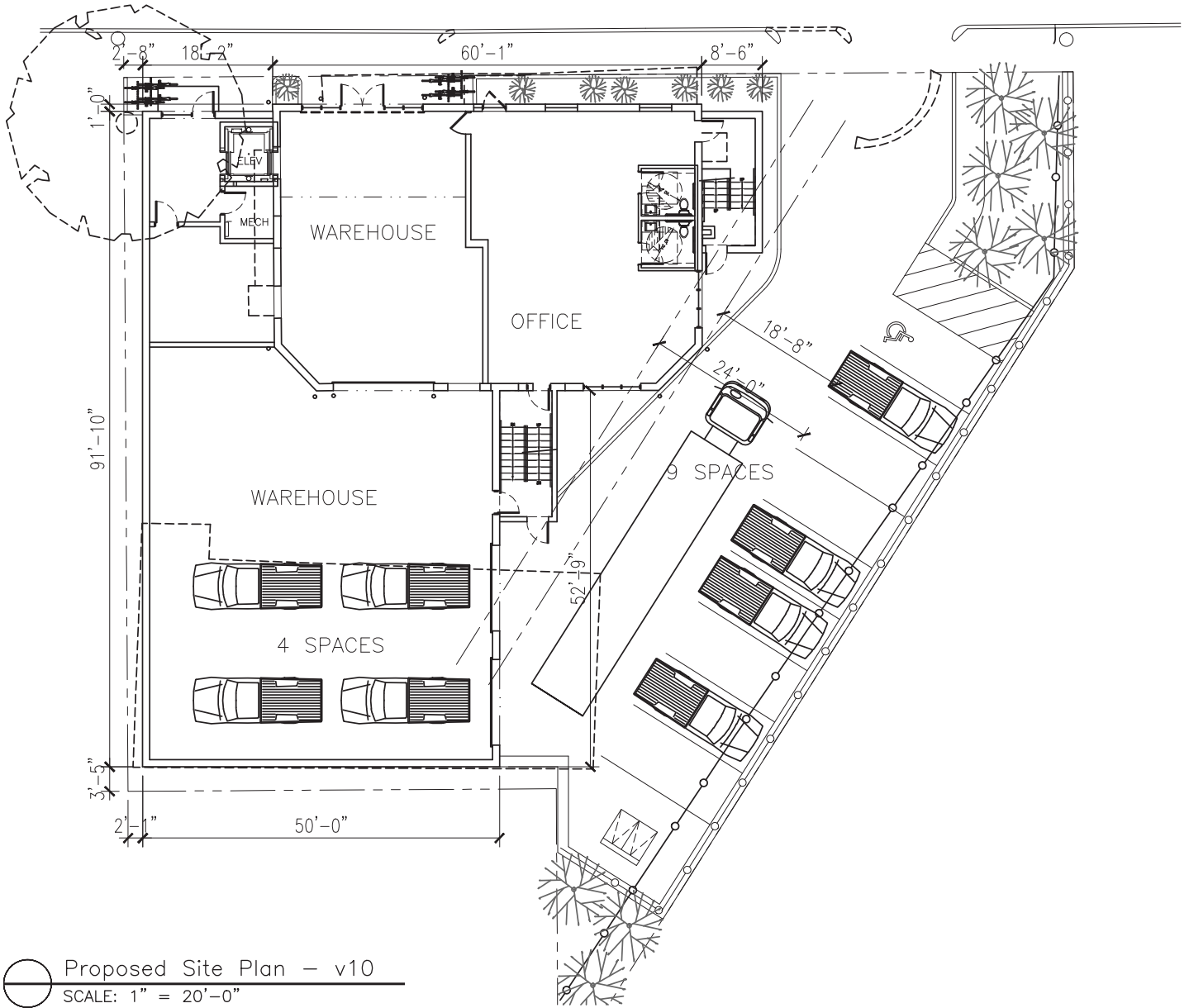
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Proposed Site Plan



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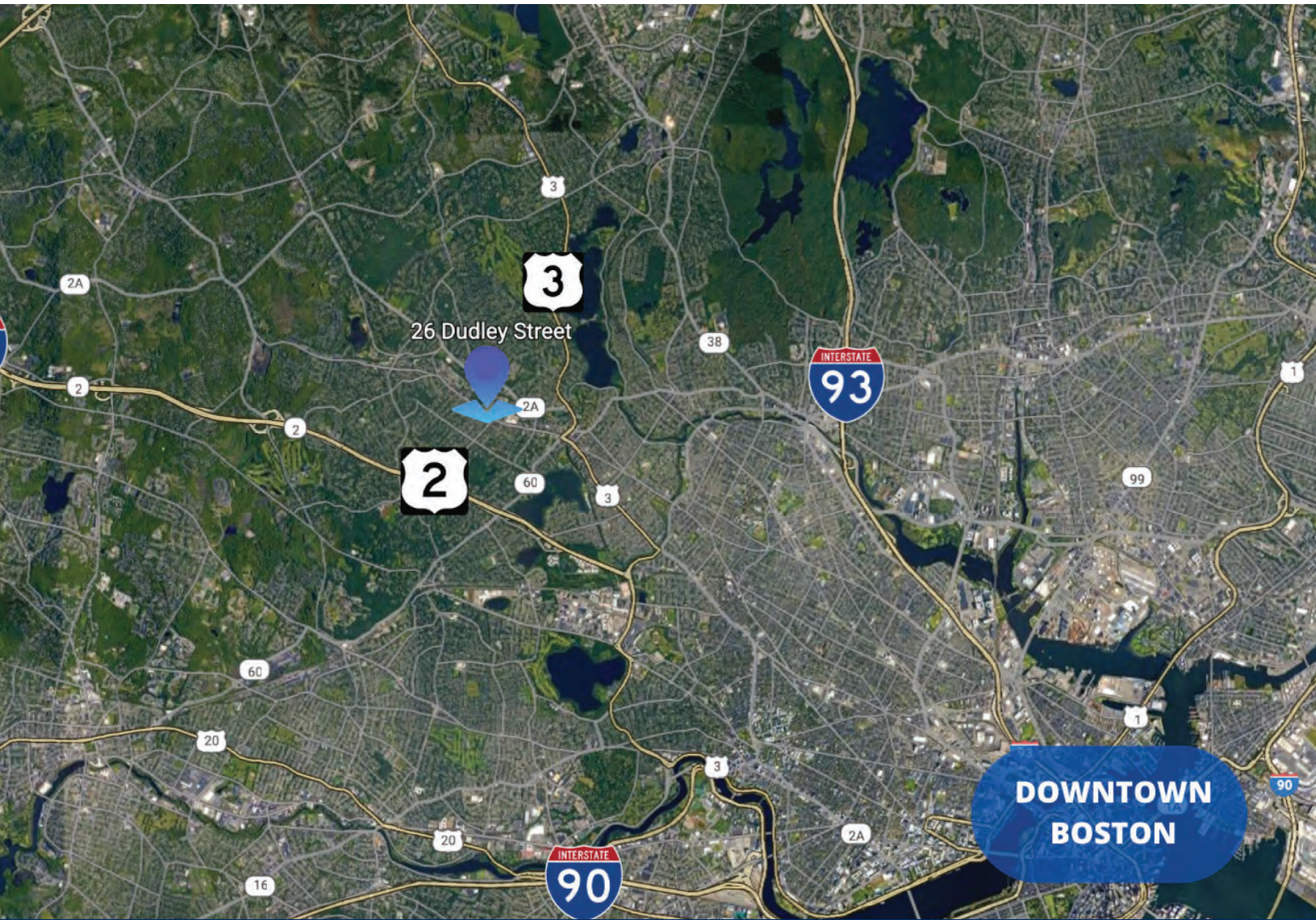
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### Highway Distances

<b>Rt-3:</b> 0.8 miles	<b>I-93:</b> 4.0 miles
<b>Rt-2:</b> 1.4 miles	<b>I-95:</b> 5.8 miles

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