

7 BORDER ST WEST NEWTON, MA

8,999 SF | 0.42 AC || FOR SALE
FLEX INDUSTRIAL REDEVELOPMENT OPPORTUNITY



 WEST NEWTON
MBTA STOP

INTERSTATE
90

90

ELM STREET

BORDER STREET



THE
STUBBLEBINE
COMPANY

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PROPERTY OVERVIEW

7 BOARDER ST WEST NEWTON, MA offers ±8,999 square feet of flex industrial space on 0.42 AC available for sale. The property features a functional layout suitable for a variety of industrial, warehouse, or contractor uses, including one 8' x 8' loading dock for convenient loading and operations. The building is strategically located with immediate access to the Massachusetts Turnpike (Interstate 90) and close proximity to Interstate 95 / Route 128 (Massachusetts) and U.S. Route 20, and less than a mile from the West Newton Train Station, providing excellent connectivity to the Greater Boston region. Subject property is zoned Manufacturing with a VC2 (Village Center 2) overlay which provides for increased density.



8,999
SQUARE FEET



DIRECT ACCESS

1.2 Miles to I-90
4.5 Miles to I-95
0.1 Mile to T Stop



Loading Dock
8'X8'



ZONING

Identified by the city as an increased density zoning district (VC2)



CONSTRUCTION

Masonry & Wood



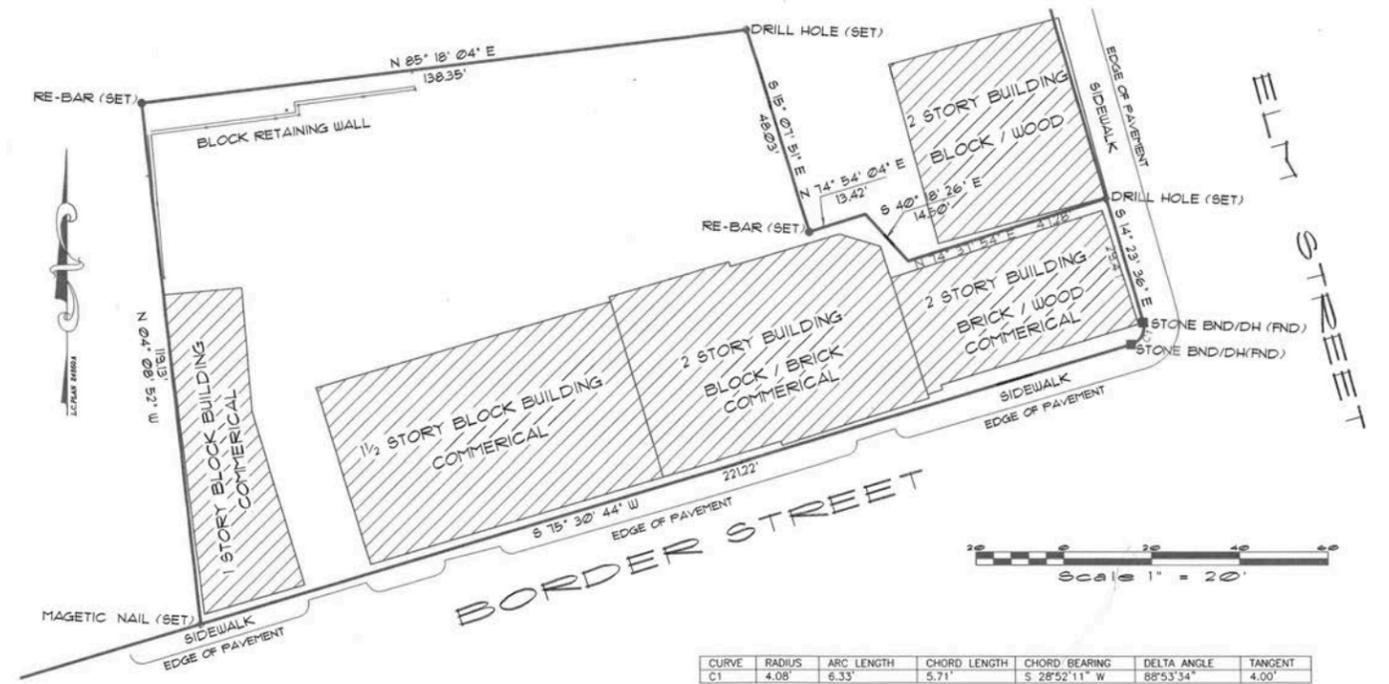
LOT SIZE
0.42 AC



URBAN

Flex Industrial Building

8,999 SF Redevelopment Opportunity on 0.42 Acres



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	4.08'	6.33'	5.71'	S 28°52'11" W	88°53'34"	4.00'



NEARBY AMENITIES



WEST NEWTON
COMMONS



HIGHWAY PROXIMITY



1.5 MILES
5 MINUTES



6 MILES
12 MINUTES



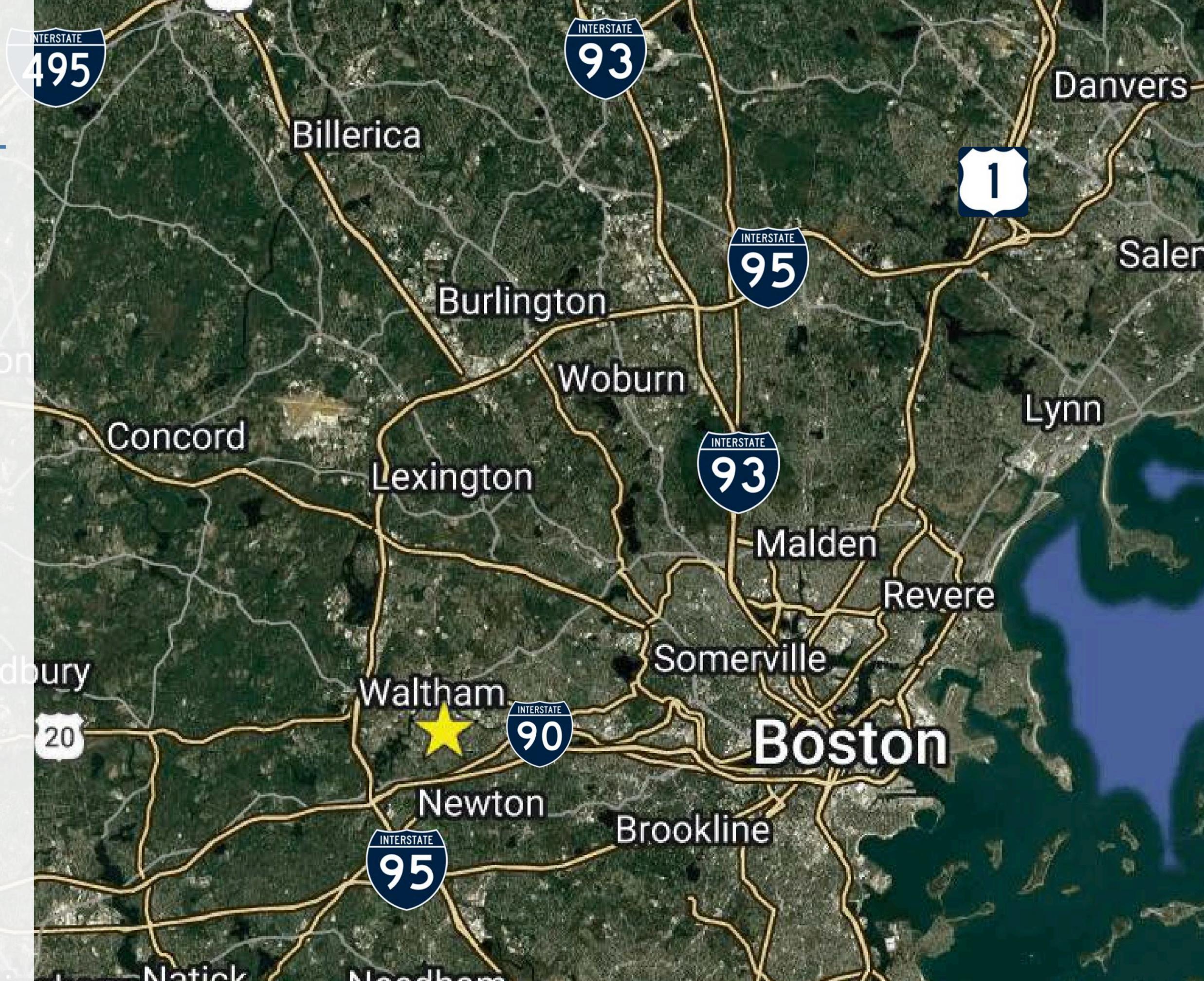
1.5 MILES
5 MINUTES



10 MILES
20 MINUTES

BOSTON

10 MILES | 20 MINS

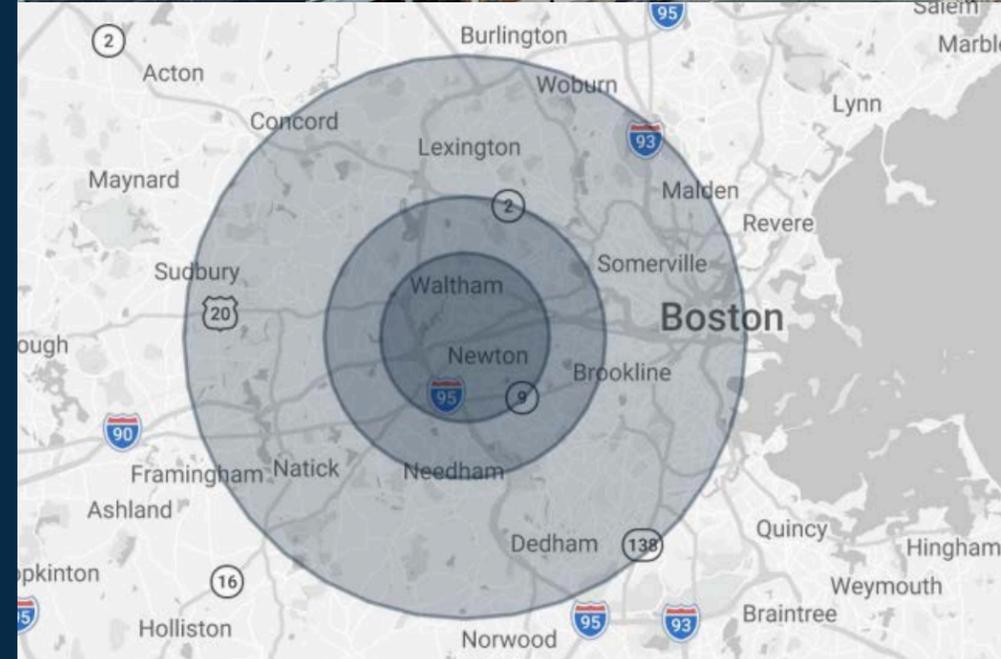


WEST NEWTON

West Newton is a highly desirable village within the City of Newton, known for its vibrant neighborhood center, historic charm, and strong local economy. Centered around West Newton Square, the area offers a walkable mix of restaurants, cafés, retail, and community amenities, along with convenient access to regional transportation. The neighborhood is served by the MBTA Commuter Rail at West Newton Station and provides quick connectivity to Boston via the nearby Interstate 90. With its prime location in one of Greater Boston's most sought-after communities, West Newton continues to attract strong residential and commercial investment, making it an ideal setting for redevelopment and long-term value creation.

Demographics

Total Population	145,004	347,457	1,543,936
Average Household Income	\$207,238	\$206,609	\$175,777
Average Age	40.6	39.7	37.8
Bachelors Degrees	29,693	75,044	316,934



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