

10 MUNROE AVENUE WATERTOWN, MA

FOR SALE



8,315 SF FLEX/WAREHOUSE - \$2,450,000

CRAIG JOHNSTON
CJOHNSTON@RWHOLMES.COM
(508)651-9022

JOHN EYSENBACH
JOHNE@RWHOLMES.COM
(508) 651-9017

R.W. HOLMES
COMMERCIAL REAL ESTATE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

PROPERTY OVERVIEW

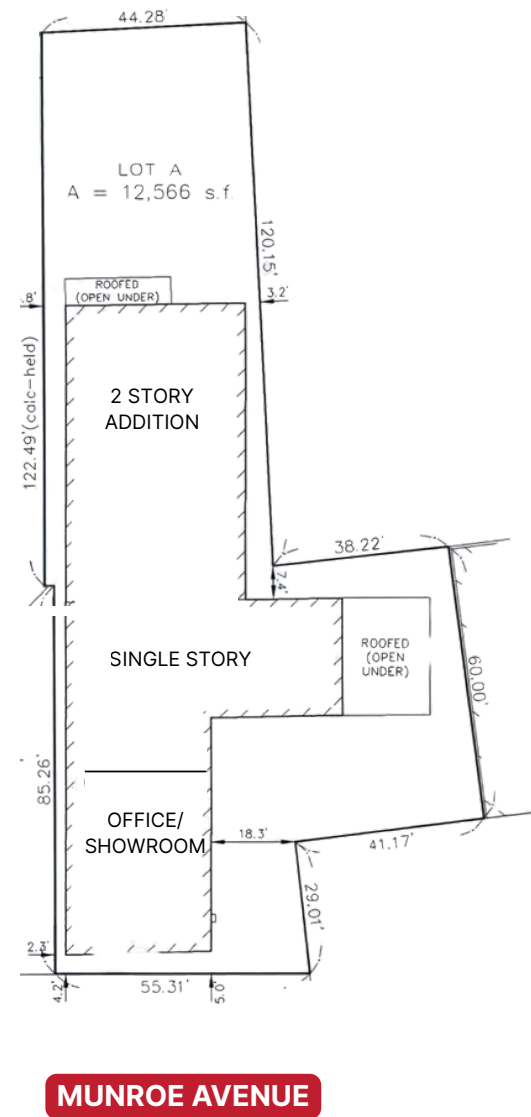
BUILDING SIZE:	8,315 SF
LOT SIZE:	0.29 ACRES
OFFICE/SHOWROOM:	1,500 SF
CEILING HEIGHT:	11' - 20' TO JOIST
ZONING:	INDUSTRIAL - 1
POWER:	3 PHASE, AMPS 400, VOLTS 208
LOADING:	TWO (2) DRIVE INS
UTILITIES:	TOWN WATER & SEWER, NATURAL GAS
NOTE:	FULLY RENOVATED WITH ADDITION IN 2018 FLOOR DRAINS



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SITE PLAN

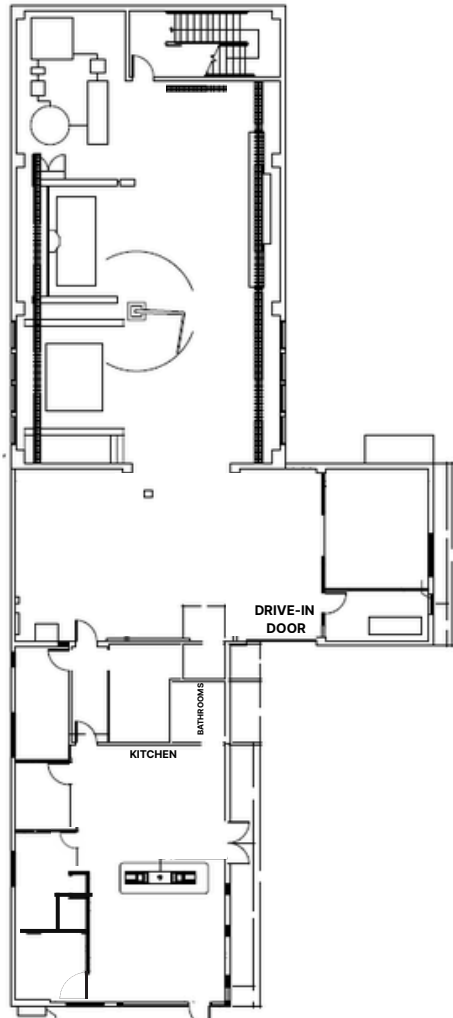


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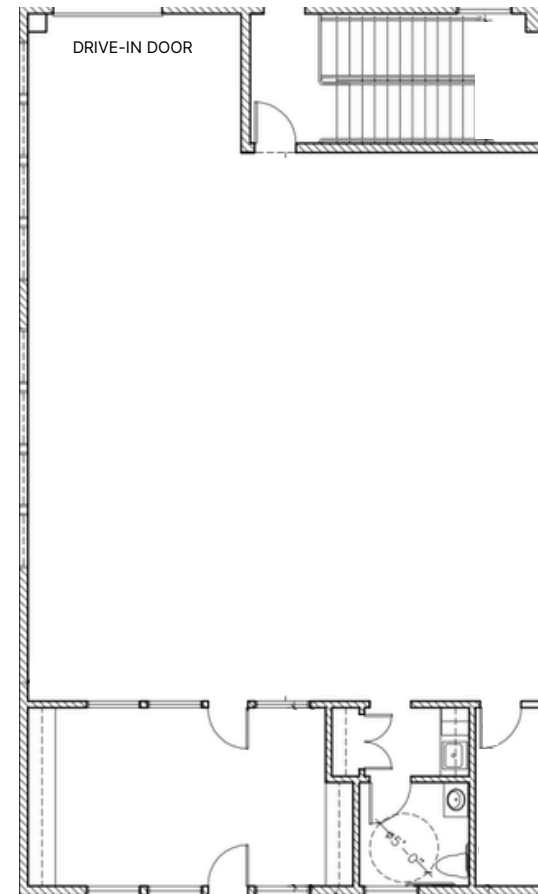
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FLOOR PLAN

FIRST FLOOR



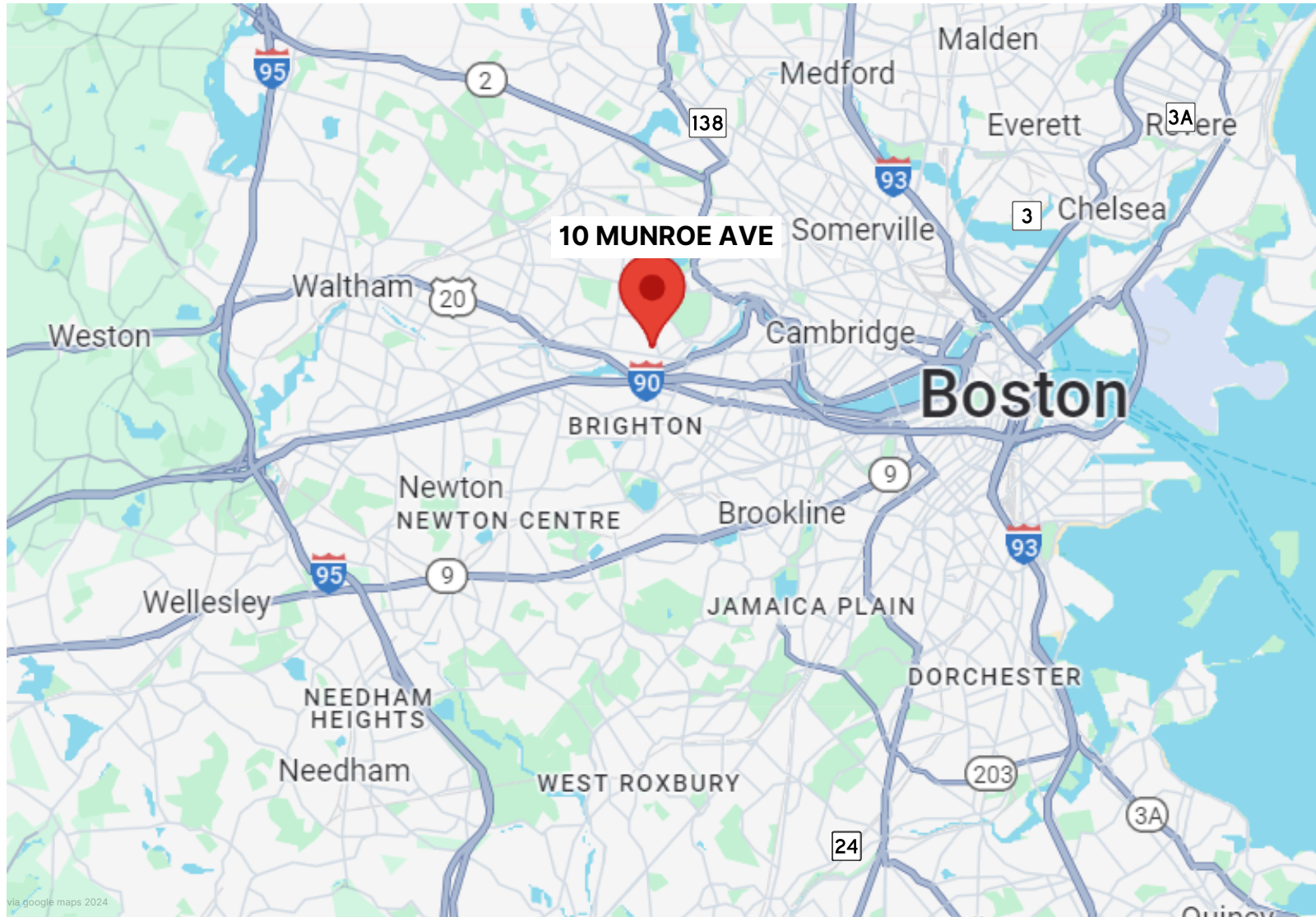
SECOND FLOOR



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LOCATION & ACCESS



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