



41 INNER BELT ROAD

SOMERVILLE, MA

12,000 SF | INDUSTRIAL WAREHOUSE SPACE WITH OUTSIDE STORAGE

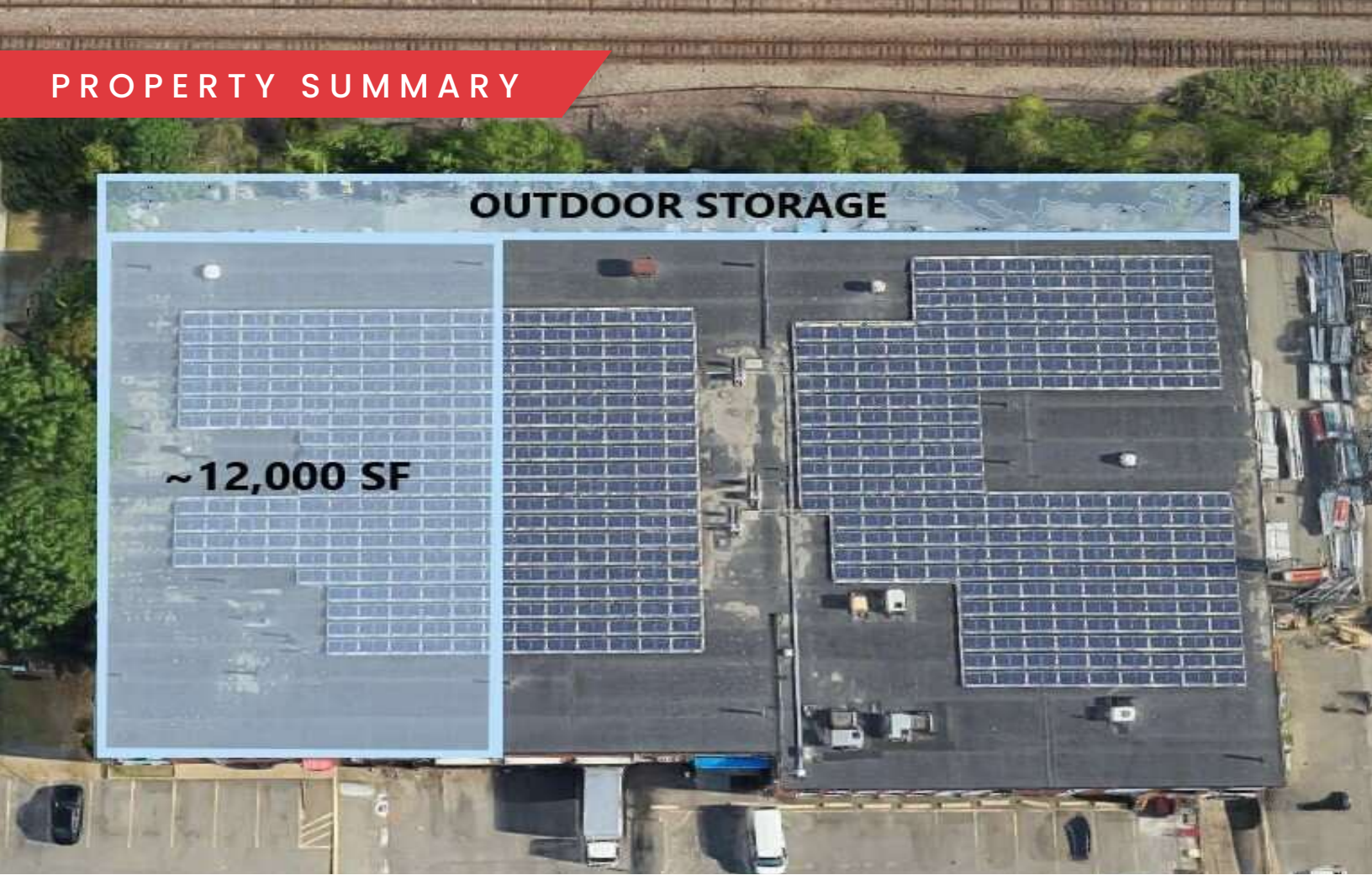
- Convenient access to public transportation
- On-site parking for tenants and visitors
- High-speed internet and advanced technology infrastructure
- Proximity to major highways



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



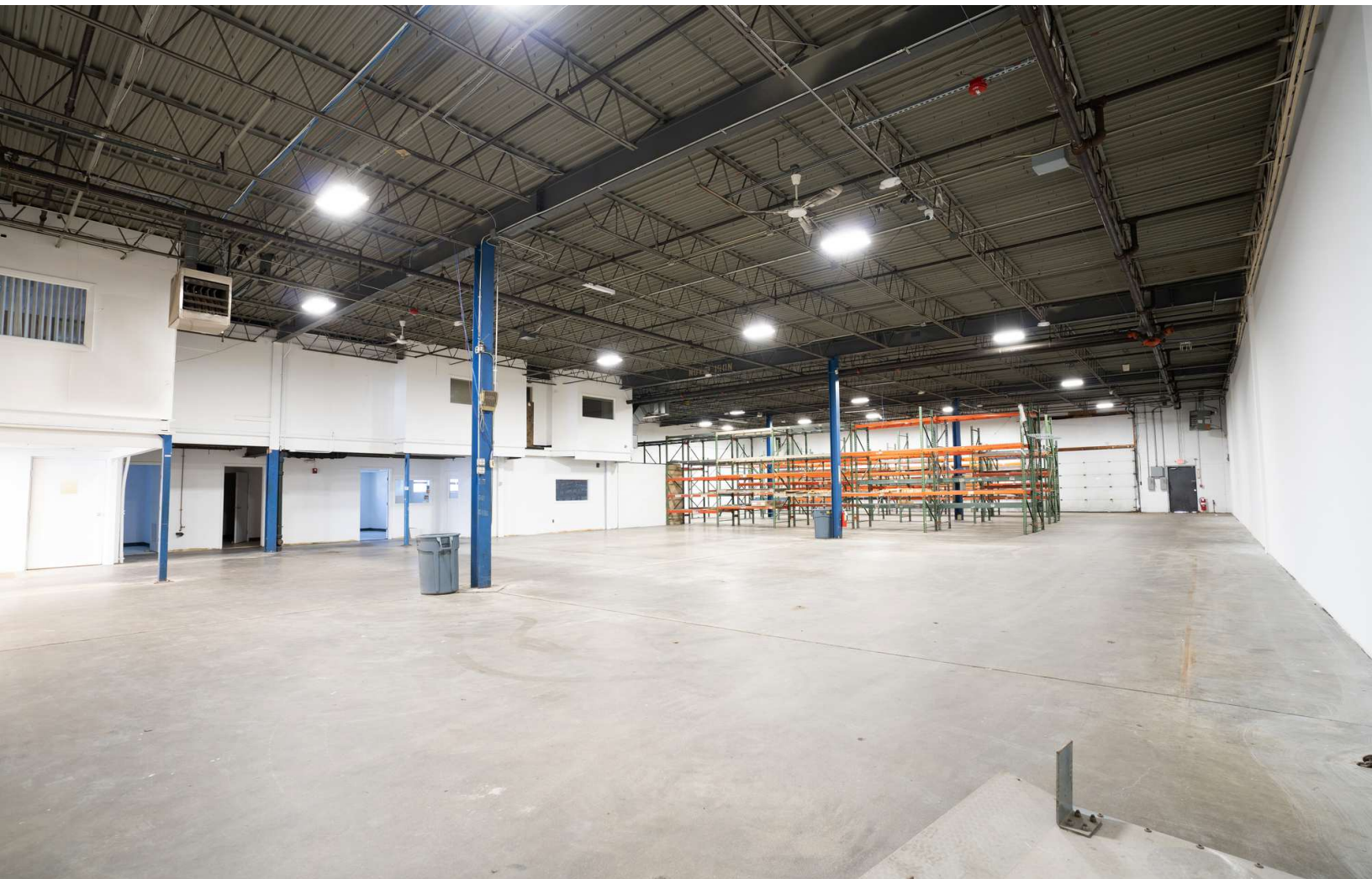
PROPERTY DESCRIPTION
12,000 SF of Industrial Warehouse Space For Lease

LOCATION DESCRIPTION
Less than a half mile to I-93

- PROPERTY HIGHLIGHTS
- Convenient access to public transportation
 - On-site parking for tenants and visitors
 - High-speed internet and advanced technology infrastructure
 - Proximity to major highways
 - Close proximity to Cambridge's Kendall Square and Life Science Hub
 - Potential outdoor storage area

PROPERTY SUMMARY	
Available SF:	~12,000 SF
Comprised of:	10,500 SF Warehouse 1,500 SF Office
Building Size:	~40,000 SF
Utilities:	Water/Sewer – Municipal Heating Fuel – Gas
Clear Height:	Warehouse – 18'
Loading:	Two (2) Tailboard Docks
Power:	800 Amps/3-Phase
Parking Ratio:	~ 0.80/1,000 SF
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	208,467	421,139	731,131
Total Population	501,146	1,019,343	1,824,708
Average HH Income	\$147,625	\$140,905	\$151,081



FLOOR PLAN



LOCATION MAP



Encore
BOSTON HARBOR



TD GARDEN



LOCATION OVERVIEW

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3.9 miles to I-90
5.3 miles to Boston Logan Airport

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