



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

PROPERTY SUMMARY



PROPERTY DESCRIPTION

12,000 SF of Industrial Warehouse Space For Lease

LOCATION DESCRIPTION

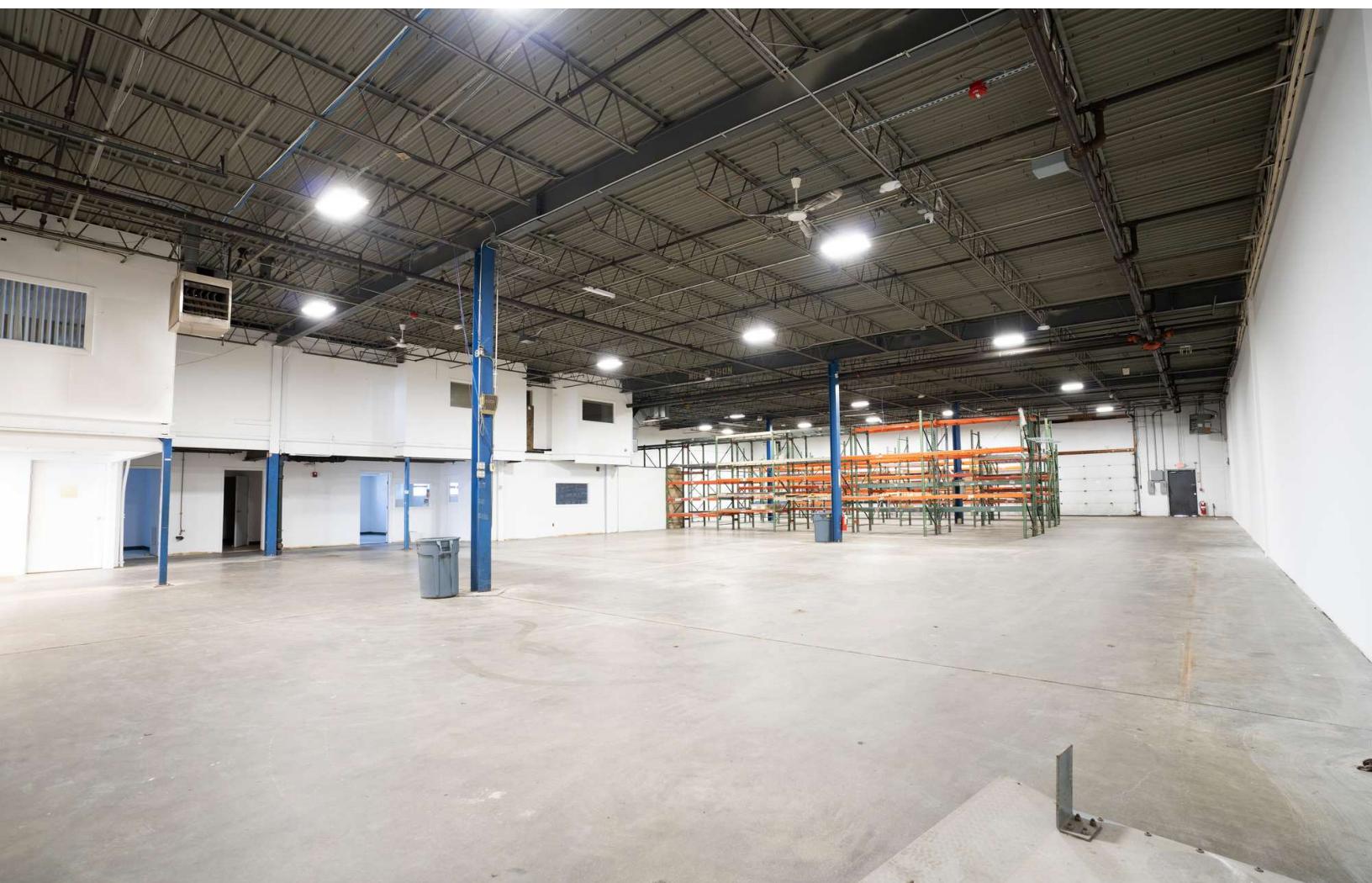
Less than a half mile to I-93

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



LOCATION OVERVIEW

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3.9 miles to I-90

LONGWOOD

MEDICAL AND

5.3 miles to Boston Logan Airport

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