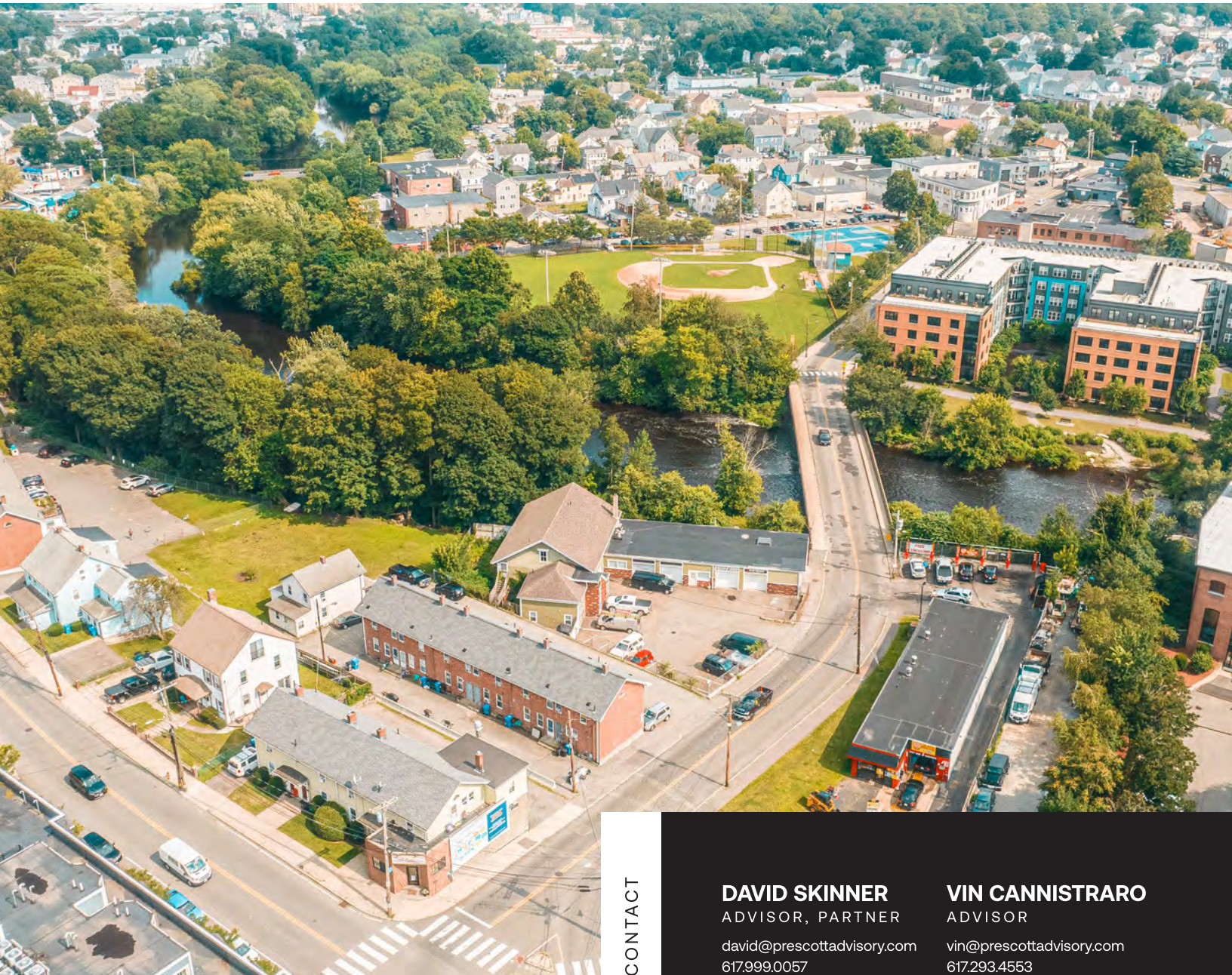


Industrial Property For Lease

**108 ELM STREET**  
WALTHAM, MA 02453

**8,447 SF**  
0.34 ACRES



CONTACT

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# OVERVIEW



## 108 Elm Street



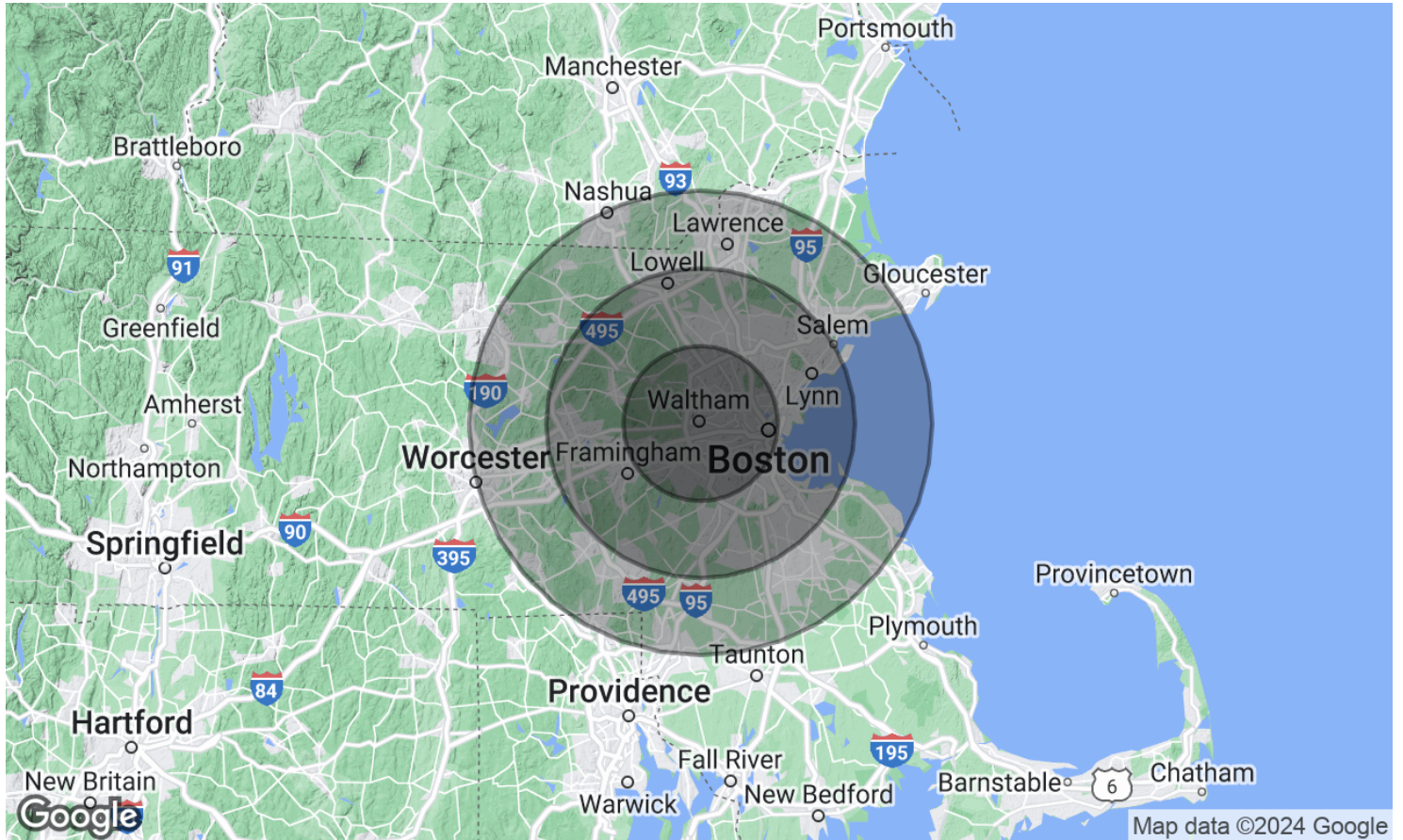
Prescott Advisory is pleased to introduce an exciting sale opportunity at 108 Elm Street in Waltham, Massachusetts. This property offers a total of 8,447 square feet, with 6,138 square feet on the first floor and an additional 2,309 square feet on the second floor, designated for office use.

Currently, 108 Elm is occupied by multiple tenants who are enjoying the benefits of this highly sought-after location, just 9 miles from Boston. Waltham is a community with a rich history, having played a significant role in the first industrial revolution, and it has since evolved into a hub for some of the world's most successful high-tech companies. Notably, Waltham has achieved the third position in the latest Fastest-Growing Startup Cities report by York IE, an investment firm headquartered in Manchester, New Hampshire.

With its convenient accessibility to Boston through two commuter rail stops and several exits along Route 128, Waltham is an ideal place for both work and residence.



# DEMOGRAPHICS MAP & REPORT



<b>Population</b>	<b>10 Miles</b>	<b>20 Miles</b>	<b>30 Miles</b>
Total Population	1,519,929	3,193,580	4,713,411
Average Age	37.3	39.2	39.7
Average Age (Male)	36.3	38.1	38.5
Average Age (Female)	38.4	40.3	40.8
<b>Households &amp; Income</b>	<b>10 Miles</b>	<b>20 Miles</b>	<b>30 Miles</b>
Total Households	638,859	1,296,172	1,889,439
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$133,090	\$125,241	\$120,287
Average House Value	\$668,327	\$561,137	\$501,358

2020 American Community Survey (ACS)



# PROPERTY HIGHLIGHTS

-  8,447 SF Industrial Building
-  12' Clear Height
-  2,309 SF (office) - 8,447 SF Available for Lease
-  5 Drive-in Doors
-  0.34 Acre Lot
-  14 Parking Spaces
-  Built in 1900
-  Market Lease Rate
-  Reinforced Concrete Construction

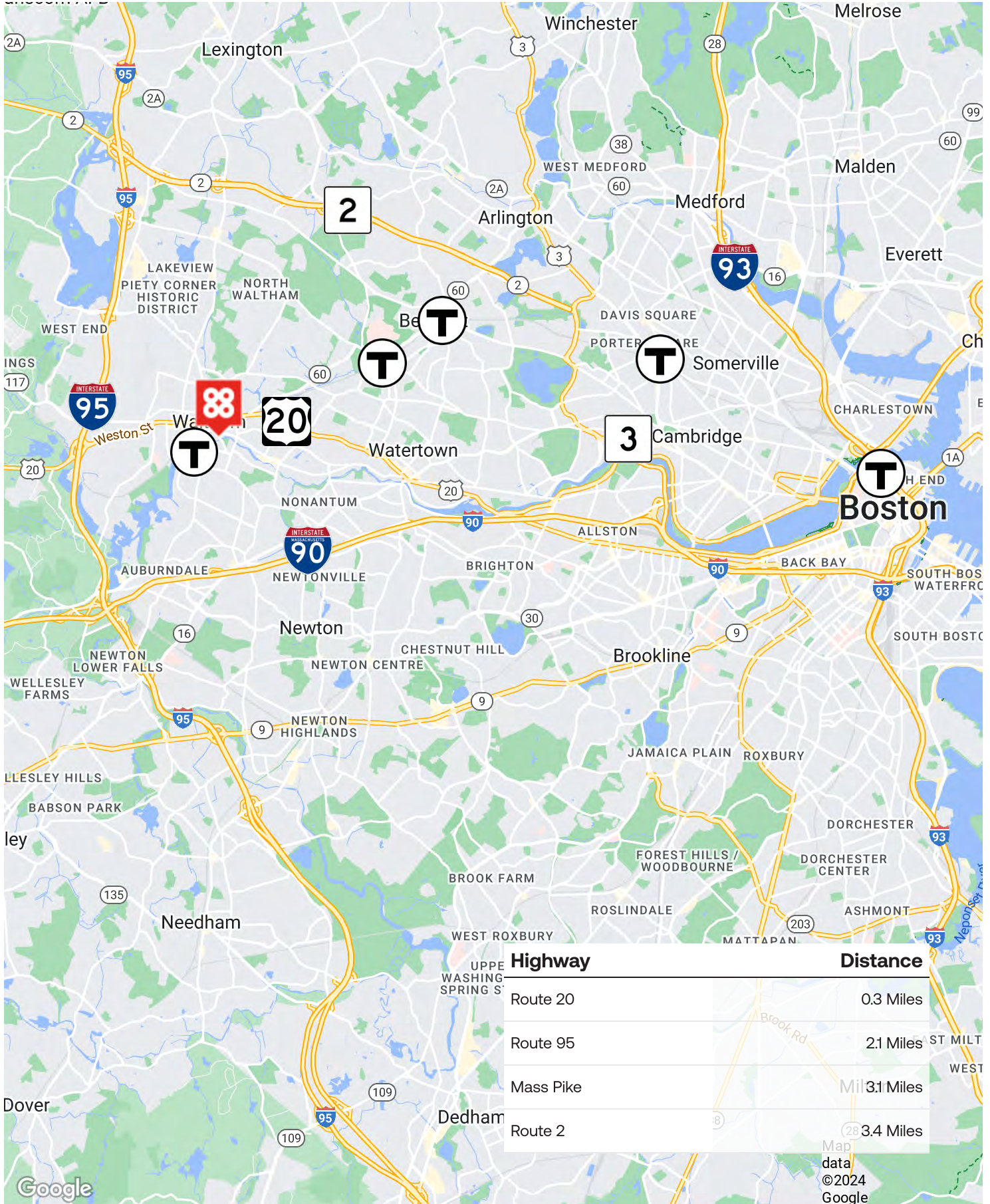


# ADDITIONAL PHOTOS



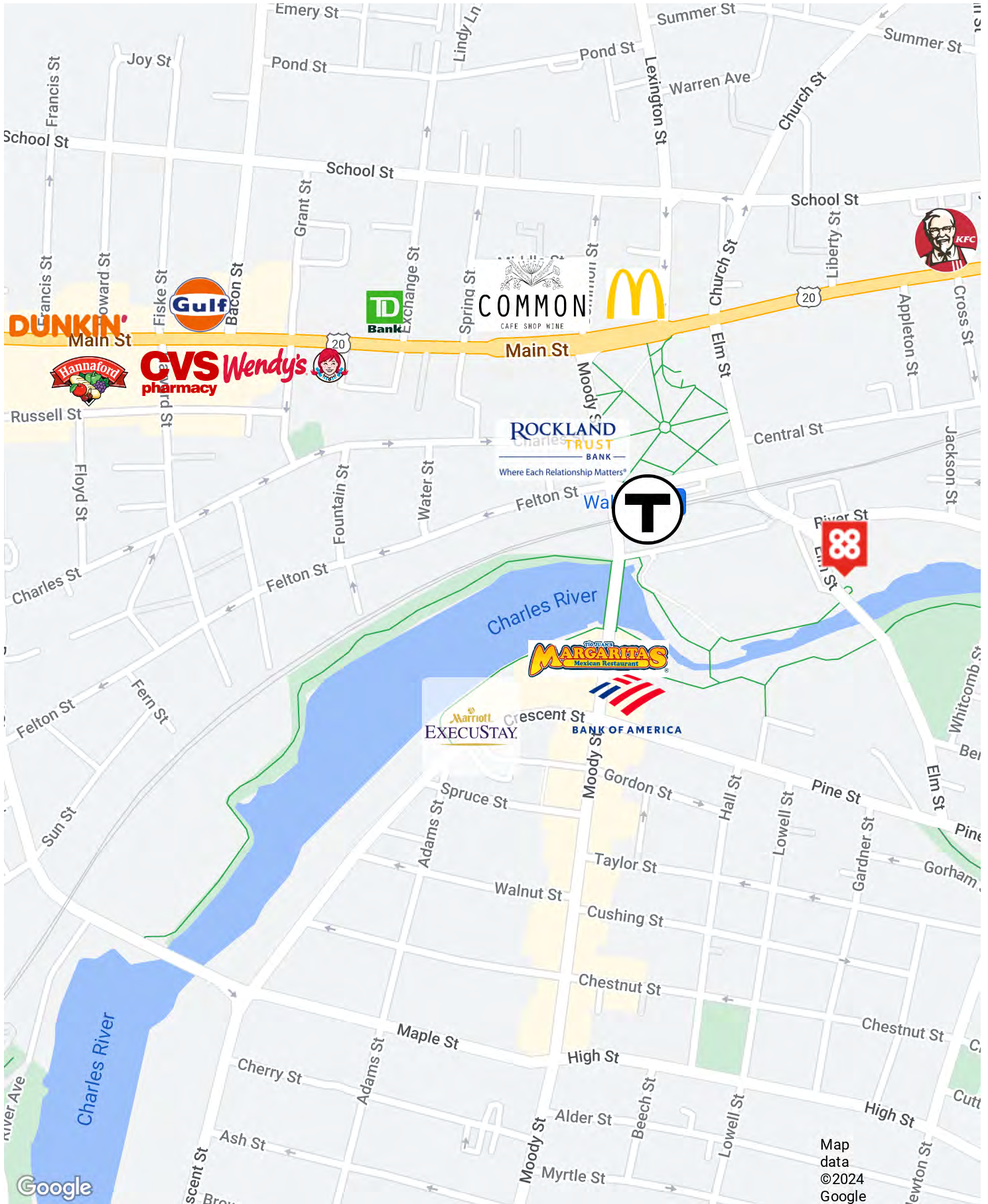


# LOCATION MAP





# RETAILER MAP







**Dear Tenant,  
Welcome Home.  
Sincerely,  
Team Prescott**

**CONTACT**

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