

70-74

CLEMATIS AVE

WALTHAM  
MA  
02453

PRIME INDUSTRIAL/FLEX/MANUFACTURING SPACE AVAILABLE IN WALTHAM 128 MARKET

FOR LEASE



**AVAILABLE SPACE:**

**UNIT 1:** 3,543 SF

**UNIT 2:** 2,044 SF

**BUILDING SIZE:** 10,500 SF

**PARKING:** 15 SPACES.

**PROPERTY OVERVIEW:**

- Newly Renovated Building
- Open Floor Plan

**FEATURES:**

**LOCATION:**

5 miles to Rte. 128/95  
6.7 miles to Kendall Square Cambridge  
6 miles to the Mass Pike  
12 miles to Logan Airport

**ELECTRIC:**

**Unit 2:** 200 Amp single phase  
**Unit 3:** 200 amps single phase & 400 amps three phase, 240 volts

**HVAC:**

**Unit 2:** New HVAC mini-split system  
**Unit 3:** New gas fired hot air system  
Ceiling Heights: 9'6"  
Newly renovated building in 2023  
Open floor plan

**PUBLIC TRANSPORTATION:**

Nearby is the Waverly Commuter Rail (Fitchburg/South Acton Line) and Belmont Center Commuter Rail (Fitchburg/South Acton Line)



WALTHAM, MA

**GODINO**  
& COMPANY, INC.

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— 70 CLEMATIS AVE. —

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**ZONING: C-INDUSTRIAL**

**ZONING BY RIGHT USES INCLUDE:**

- Accessory use/Manufacturing
- Automobile recycling center
- Storage
- Light/General Manufacturing
- Research Labs
- Athletic Fitness

**USES BY SPECIAL PERMIT:**

- Heavy Trucking/Equipment Storage
- Auto Body Shop
- Automotive recycling center
- Plastics Manufacturing
- Organic Products Storage

MEDIAN HOUSEHOLD INCOME



\$118,993

1 Mile

\$120,548

3 Miles

POPULATION

18,689

1 Mile

178,220

3 Miles

HOUSEHOLDS

7,875

1 Mile

72,296

3 Miles

MEDIAN AGE

41.60

1 Mile

39.60

3 Miles

DAYTIME EMPLOYEES

8,828

1 Mile

87,710

3 Miles

POPULATION GROWTH '23 - '28

-0.07%

1 Mile

-0.08%

3 Miles

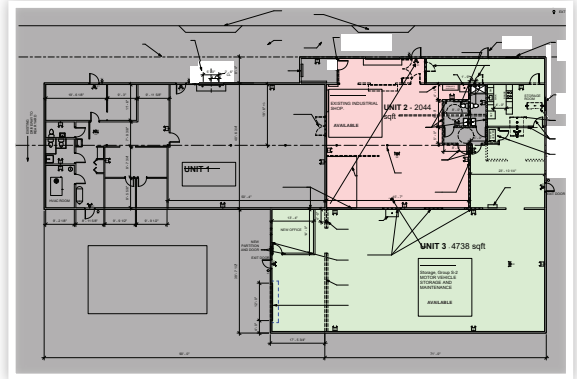
HOUSEHOLD GROWTH '23 - '28

-0.18%

1 Mile

-0.08%

3 Miles



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