

TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-1 & 1A

DESCRIPTION:

Warehouse: 7,226 square feet

Office: 1,546 square feet

UTR: 44 square feet

Total Area: 8,816 square feet

Ceiling Height: 16'

HVAC: Offices only front and back

One drive up: Door Height: 14x11"/ 11' wide

One loading dock: Door Height: 14x11"/ 11' wide

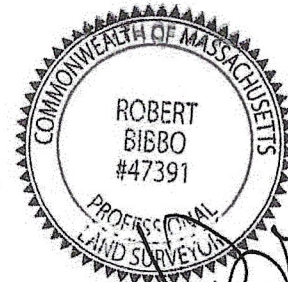
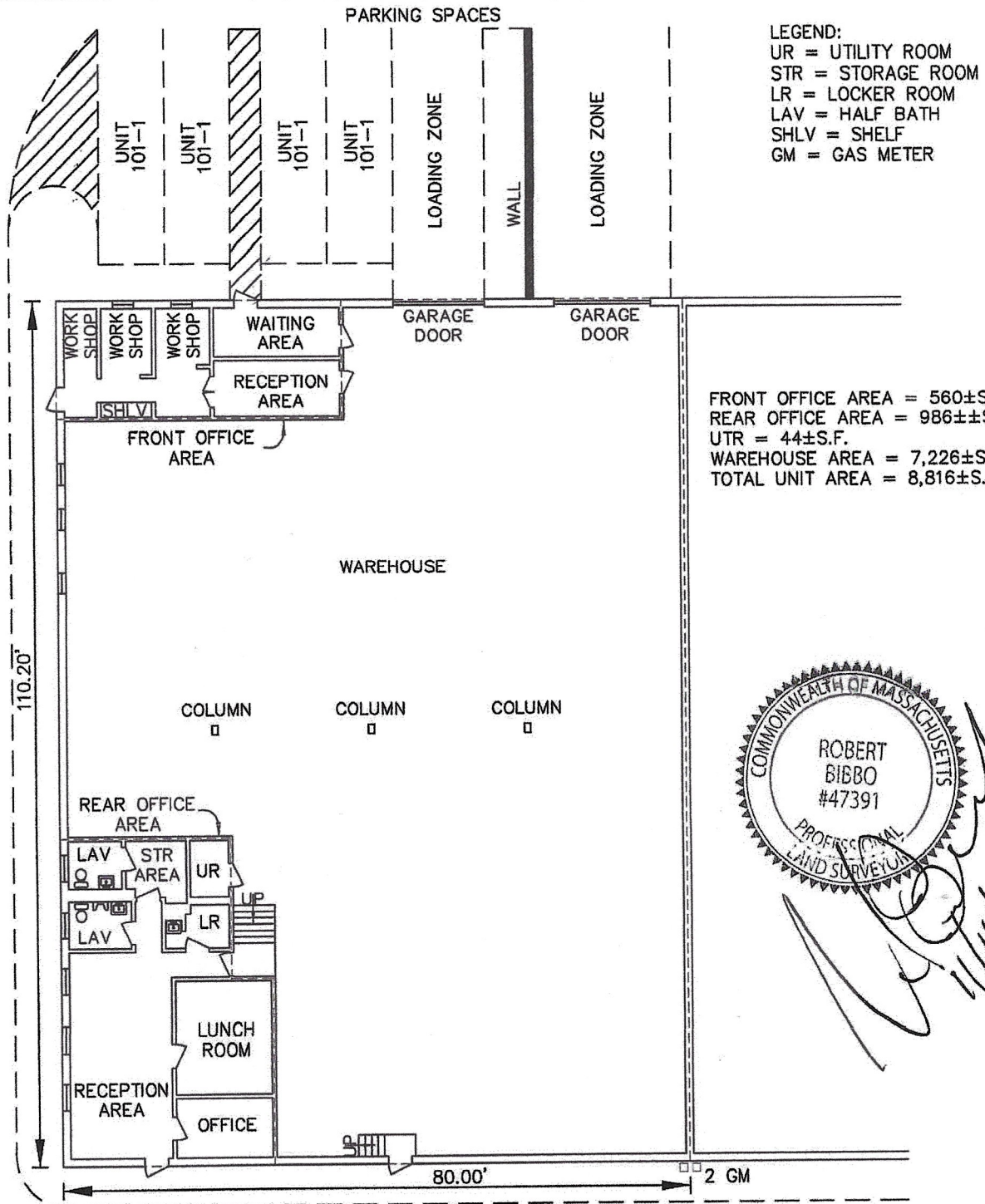
Floor drain: yes

Oil sep: yes

Electric: 480V / 1 200A panel

Parking Spots: 5 (3 in front and 2 in back)

Available: 6/1/2026



**SHOWING AREA OF UNIT 101-1
 CLEMATIS AVENUE ~ WALTHAM, MA**

DATE: FEBRUARY 3, 2023 SCALE: 1"=20'

REVISED DATE: NOVEMBER 15, 2023

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES

**SURVEYING, ENGINEERING &
 CONSTRUCTION CONSULTING**

10 HAMMER STREET, WALTHAM, MA 02453

TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net

RALPH BIBBO, JR. - MANAGER - OWNER

ROBERT BIBBO - P.L.S. - OWNER

RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988

TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-3

DIMENSIONS / DESCRIPTION:

Warehouse: 4,206 square feet

Lav: 72 square feet

Utr: 122 square feet

Total area: 4,400 square feet

Ceiling height: 16'

OH Door height: 14 feet high x 11'11" wide

Drive-in bay: 1

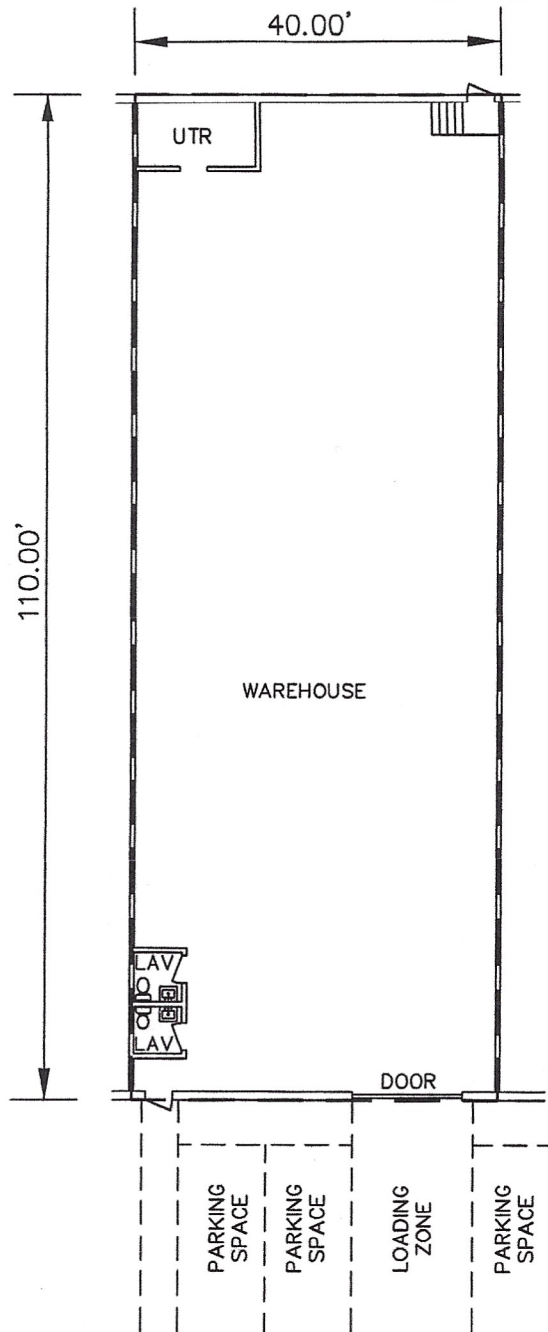
OW Sep: yes

Electric: 480V available

Floor Drain: yes/oil separator

Parking Spots: 5 (3 in front 2 in back)

Availability: now



LEGEND:

UTR = UTILITY ROOM

LAV = HALF BATH

LAV = 72±S.F.
 UTR = 122±S.F.
 WAREHOUSE = 4,206±S.F.
 TOTAL = 4,400±S.F.

RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988

SHOWING AREA OF UNIT 101-3
 CLEMATIS AVENUE ~ WALTHAM, MA

DATE: FEBRUARY 9, 2024

SCALE: 1"=20'

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES
SURVEYING, ENGINEERING &
CONSTRUCTION CONSULTING

10 HAMMER STREET, WALTHAM, MA 02453

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TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-19A

DESCRIPTION:

First floor: 1,277 square feet

2nd floor 420 square feet

Total area: 1,697 square feet

Ceiling height: 15' 11"

OH Door Height: 1 Garage Door 12 ft. high x 11' 7" wide

1 Drive up garage door

HVAC: completely air conditioned

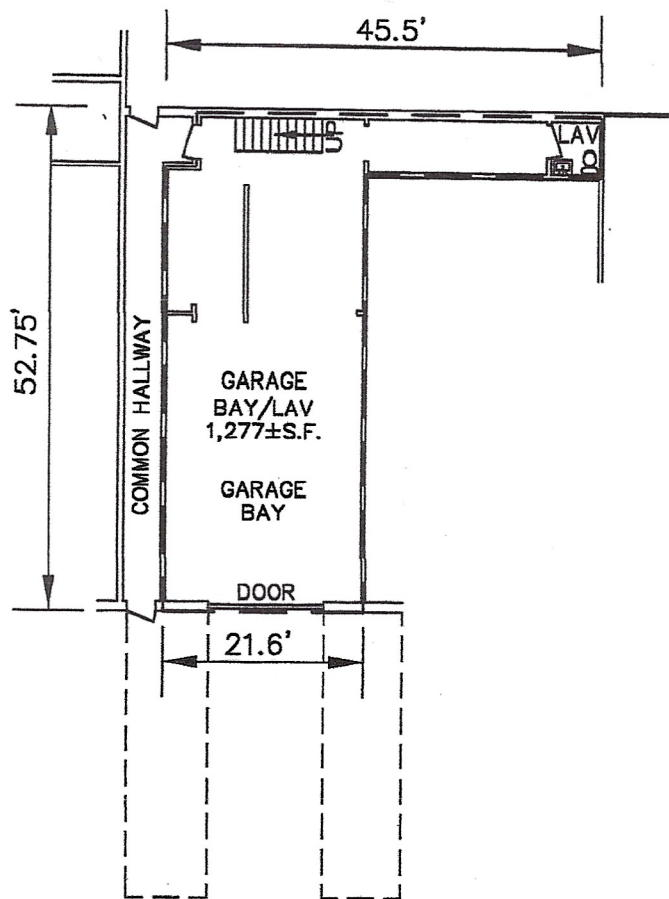
Electric: 480V/220V

OW Sep: no

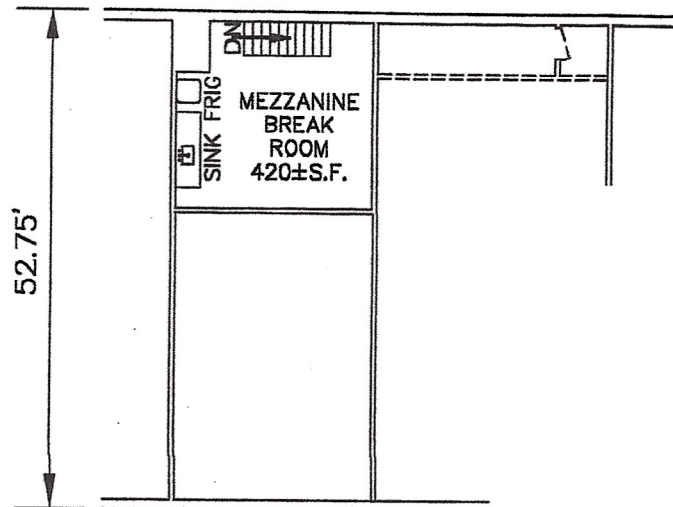
Floor drain: yes

Parking Spots: 2

Earliest Availability: now



1ST FLOOR



2ND FLOOR

1ST FLOOR = 1,277±S.F.
 2ND FLOOR = 420±S.F.
 TOTAL AREA = 1,697±S.F.

CLEMATIS AVENUE ~ WALTHAM, MA
 SHOWING AREA OF UNIT 101-19A

DATE: JULY 14, 2025 SCALE: 1"=20'

PREPARED BY:
 BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING &
 CONSTRUCTION CONSULTING

10 HAMMER STREET, WALTHAM, MA 02453

TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net

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RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988

TICO INDUSTRIAL PARK



108 CLEMATIS AVE. BAY-6

DESCRIPTION:

Total Warehouse Areas: 11,150 square feet

Ceiling Height:

OH Door Height: 7' 11" 7' 11" wide

Loading Dock: 1 shared

HVAC: completely air conditioned

OW Sep:

Floor drain:

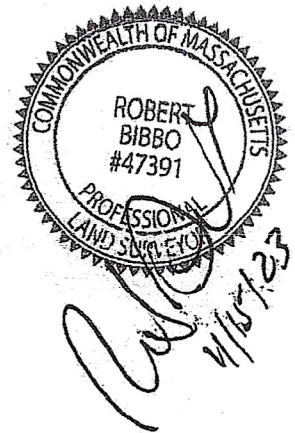
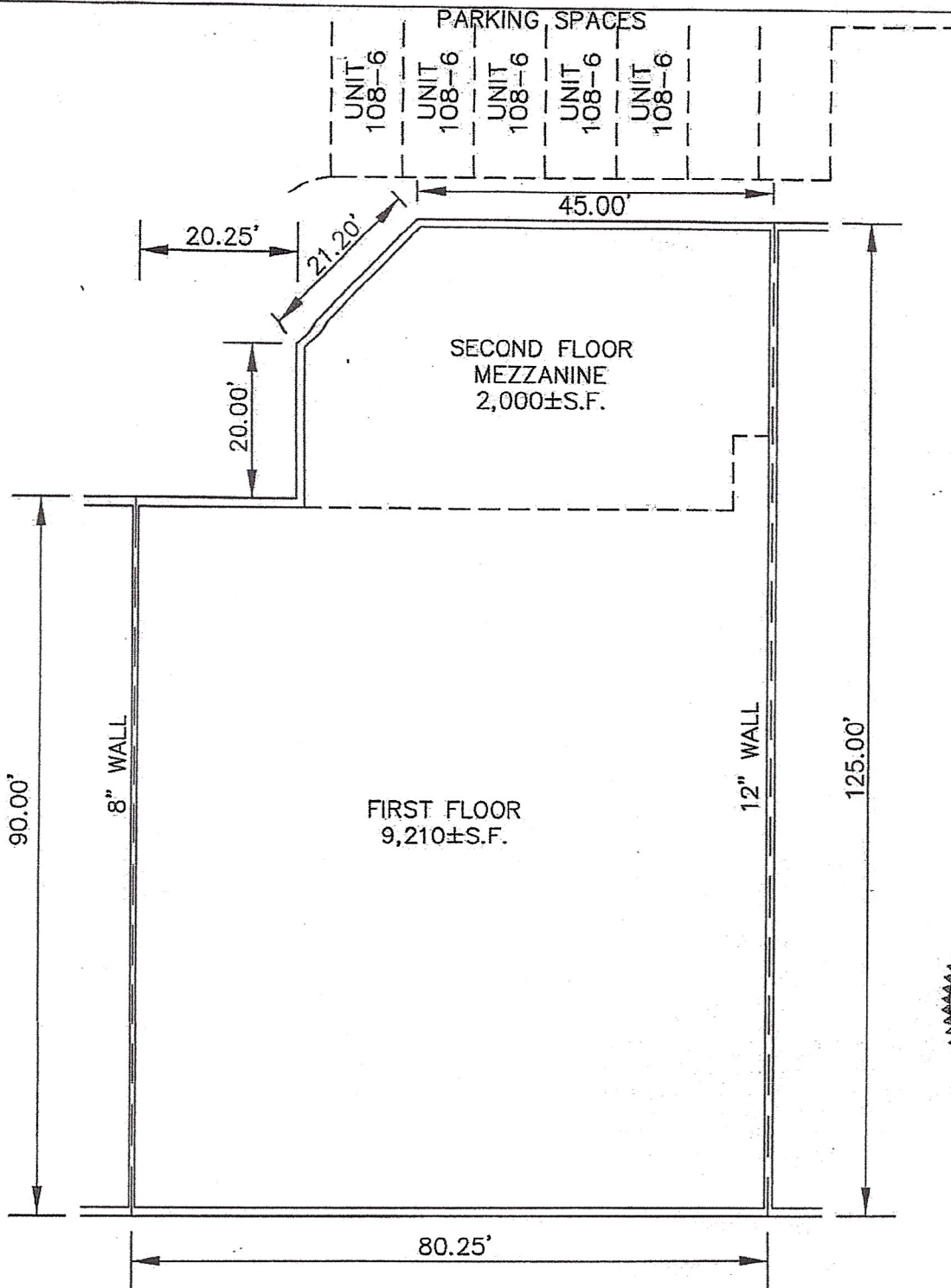
Parking Spots:

Earliest Availability: 11/1/2026

600A 480V

2-200A panels

120-208V



**SHOWING AREA OF UNIT 108-6
CLEMATIS AVENUE ~ WALTHAM, MA**

DATE: SEPTEMBER 8, 2022 SCALE: 1"=20'
REVISED: SEPTEMBER 13, 2022, NOVEMBER 15, 2023

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES

SURVEYING, ENGINEERING &
CONSTRUCTION CONSULTING

10 HAMMER STREET, WALTHAM, MA 02453

TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net

RALPH BIBBO, JR. - MANAGER - OWNER

ROBERT BIBBO - P.L.S. - OWNER

1ST FLOOR = 9,210±S.F.
2ND FLOOR = 2,000±S.F.
TOTAL AREA = 11,210±S.F.

RECORD OWNER:
TICO, INC.

DEED REFERENCE:
BOOK 01000 PAGE 335

PLAN REFERENCE:
PLAN 1040 OF 1988

TICO INDUSTRIAL PARK



108 CLEMATIS AVE. BAY-7

DESCRIPTION:

Office: 1,634

Warehouse/storage: 7,519

Total area: 9,153

Suspended ceiling height: 13' 11"

Without suspension: 25'

OH Door Height: 7' 11" 7' 11" wide

Loading Dock: 1

HVAC: completely air conditioned

OW Sep no

Floor drain: no

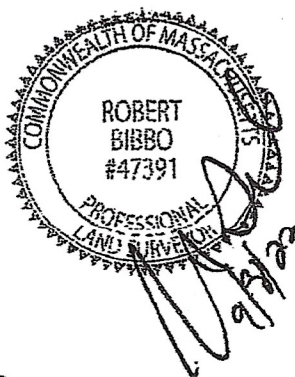
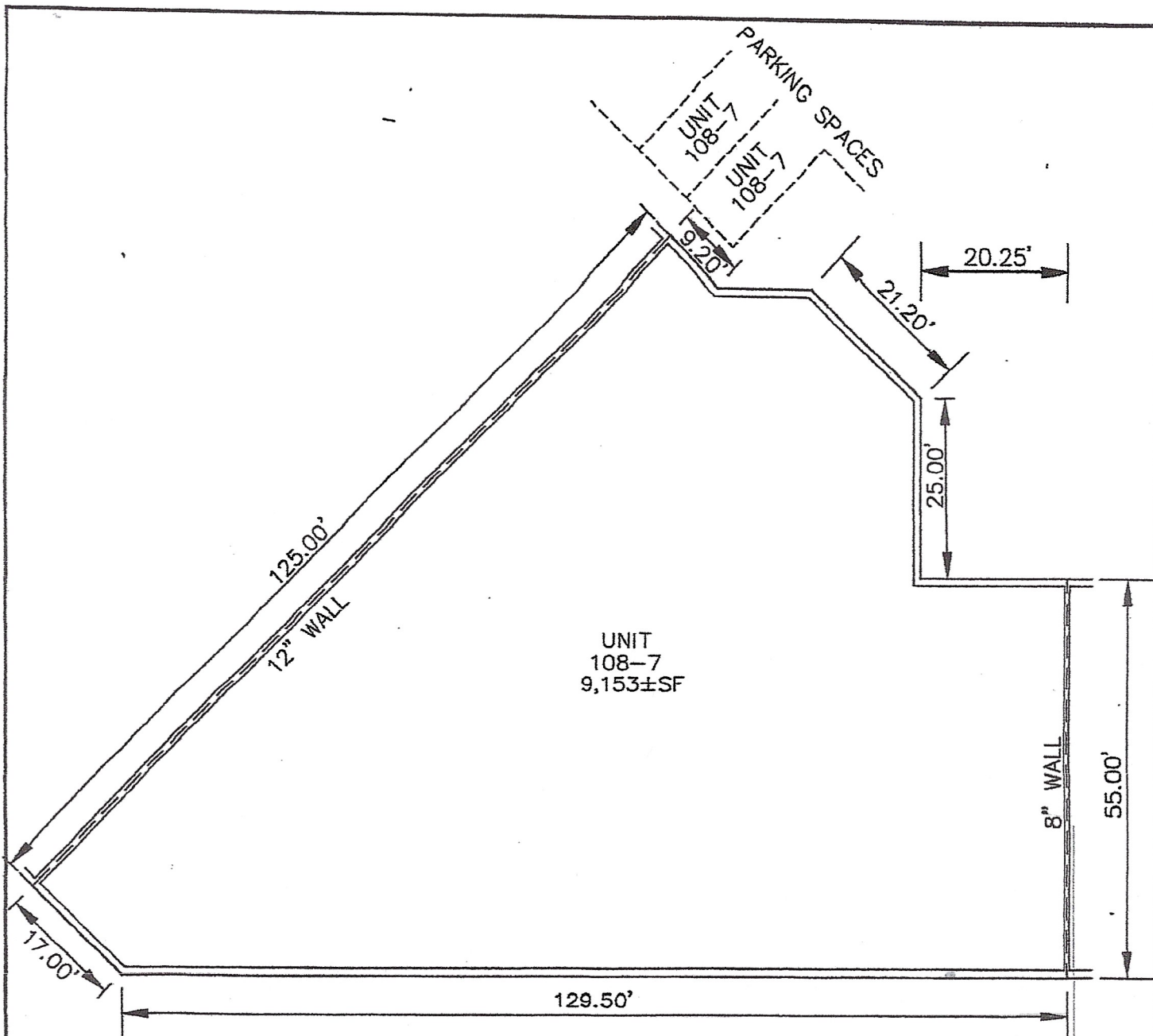
Parking Spots: 10

Available: now

600A 480V

2-200A panels

120-208V



SHOWING AREA OF UNIT 108-7
 CLEMATIS AVENUE - WALTHAM, MA
 DATE: SEPTEMBER 8, 2022 SCALE: 1"=20'

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING &
 CONSTRUCTION CONSULTING
 10 HAMMER STREET, WALTHAM, MA 02453
 TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
 RALPH BIBBO, JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER

RECORD OWNER:
 CHARLESBANK ESTATE INC

DEED REFERENCE:
 BOOK 22115 PAGE 588

PLAN REFERENCE:
 PLAN # 1040 OF 1988