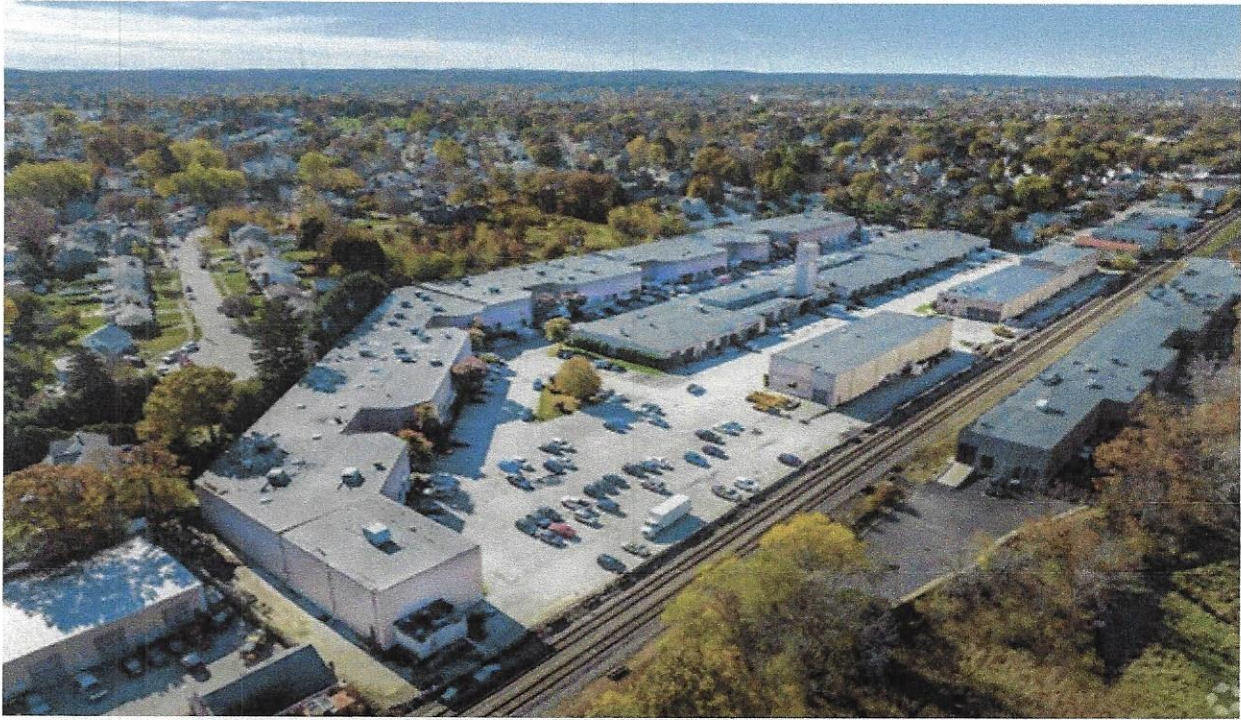


TICO INDUSTRIAL PARK



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

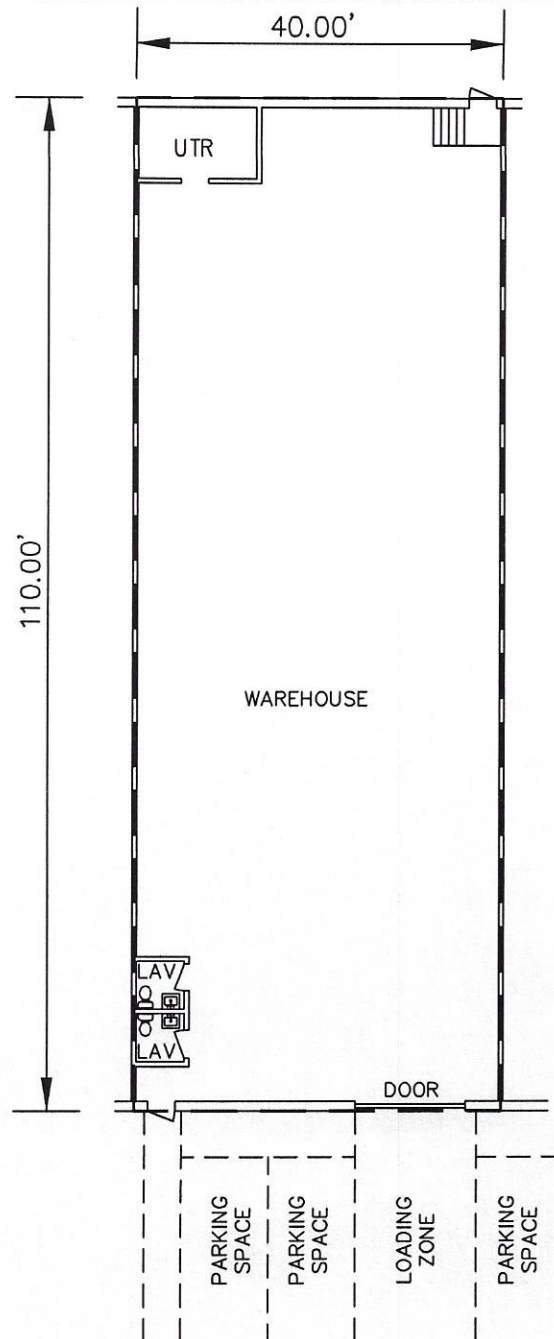
1 Drive in bay

OW Sep yes

Floor Drain: yes/oil separator

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

Earliest 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

1ST FLOOR

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
 TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
 RALPH BIBBO, JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER

TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-9

DESCRIPTION :

Warehouse: 3,481 square feet

Storage: 199 square feet

Total area: 3,680 square feet

Perimeter height: 16'

Center Ceiling height: 24'

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

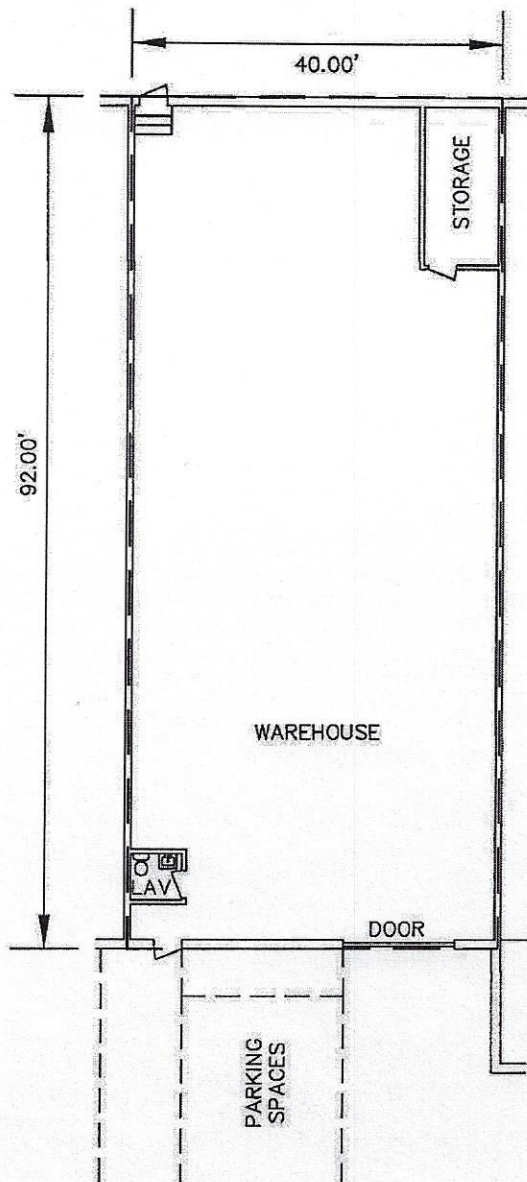
1 Drive in bay

OW Sep: yes

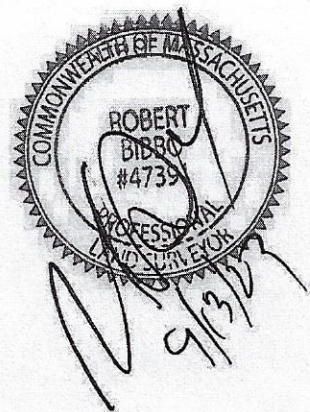
Floor Drain: yes/oil separator

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

Earliest Availability: 2/1/2026



1ST FLOOR
 STORAGE & LAV = 199±S.F.
 WAREHOUSE = 3,481±S.F.
 TOTAL = 3,680±S.F.



SHOWING AREA OF UNIT 101-9
 CLEMATIS AVENUE ~ WALTHAM, MA

DATE: SEPTEMBER 13, 2023

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:
 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988

TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-16

DESCRIPTION :

Total area: 2,650 square feet

Ceiling height: 15'11"

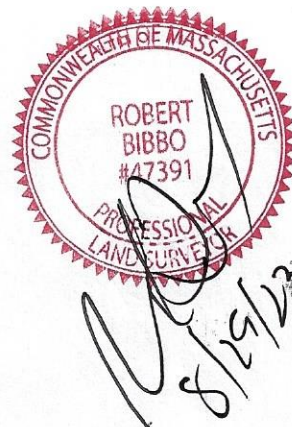
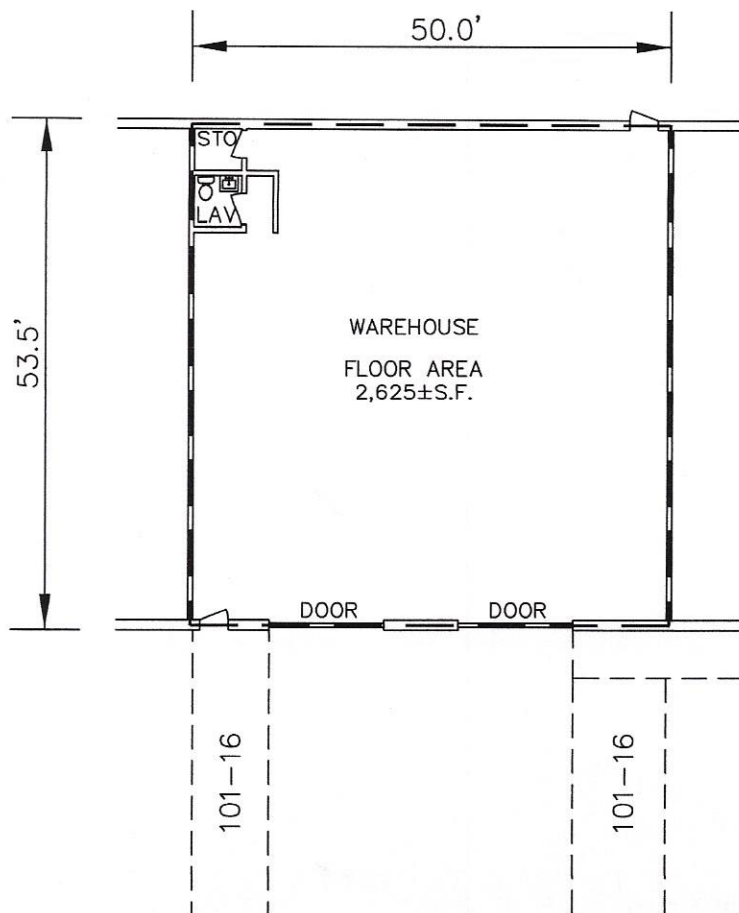
OH Door Height: 1 Garage Door 12 ft. high x 11' 7" wide

1 Drive up garage door

Floor drain: yes

Parking Spots: 2

Earliest Availability: 4/15/2026



SHOWING AREA OF UNIT 101-16
CLEMATIS AVENUE ~ WALTHAM, MA

DATE: AUGUST 29, 2023

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:
TICO, INC.

DEED REFERENCE:
BOOK 81605 PAGE 355

PLAN REFERENCE:
PLAN 1040 OF 1988

TICO INDUSTRIAL PARK



102-A CLEMATIS AVE.

DESCRIPTION:

Warehouse: 5,297

Office: 1,930

SPK: 77

Total: 7,304

Ceiling height: 25' by 10" to bottom rafter

OH Door Height: Left Bay Door-10 high x 9' 11" wide. Right Garage Door: 10 ft high 9' 11" wide

1 Loading dock, 1 drive in

HVAC: just in office building

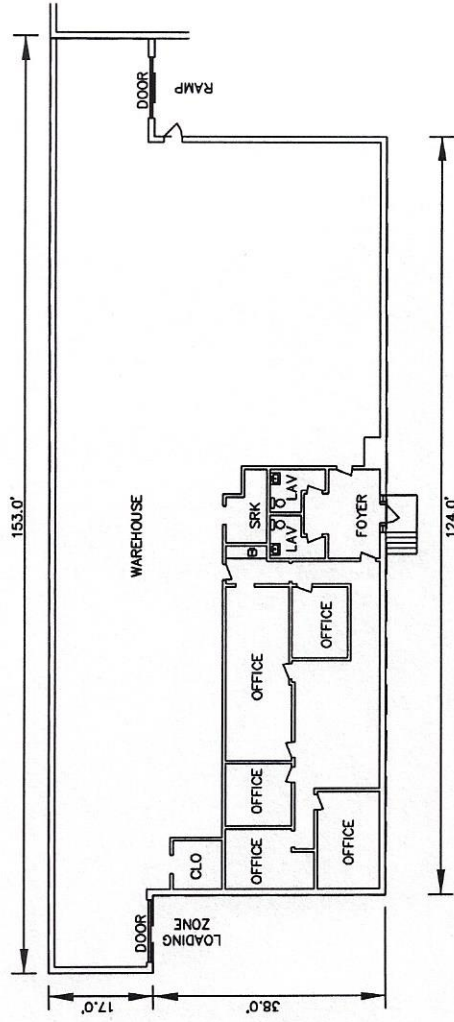
OW Sep: no

Floor drain: no

Parking Spots: 15

Earliest Availability: 1 month in advance

LEGEND:
 LND = LANDING
 SPK = SPRINKLER ROOM



LAV/OFFICE = 1,930±S.F.
 SPK = 77±S.F.
 WAREHOUSE = 5,297±S.F.
 TOTAL AREA = 7,304±S.F.

RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
 BOOK 1605 PAGE 355

PLAN REFERENCE:
 PLAN 1340 OF 1988

PLAN OF LAND ~ WALTHAM, MA SHOWING UNIT 102A CLEMATIS AVENUE

DATE: FEBRUARY 15, 2024 SCALE: 1" = 30'

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES
 10 HAMMER STREET, WALTHAM, MA 02453

TEL: 781-891-0417 - E-MAIL: bibboblrothers@comcast.net
 RALPH BIBBO, JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER

TICO INDUSTRIAL PARK



102- SUITE 7 CLEMATIS AVE.

DESCRIPTION:

Second floor: 1,410 square feet

Total area: 1,410 square feet

Ceiling height: 15'11"

HVAC: completely air conditioned

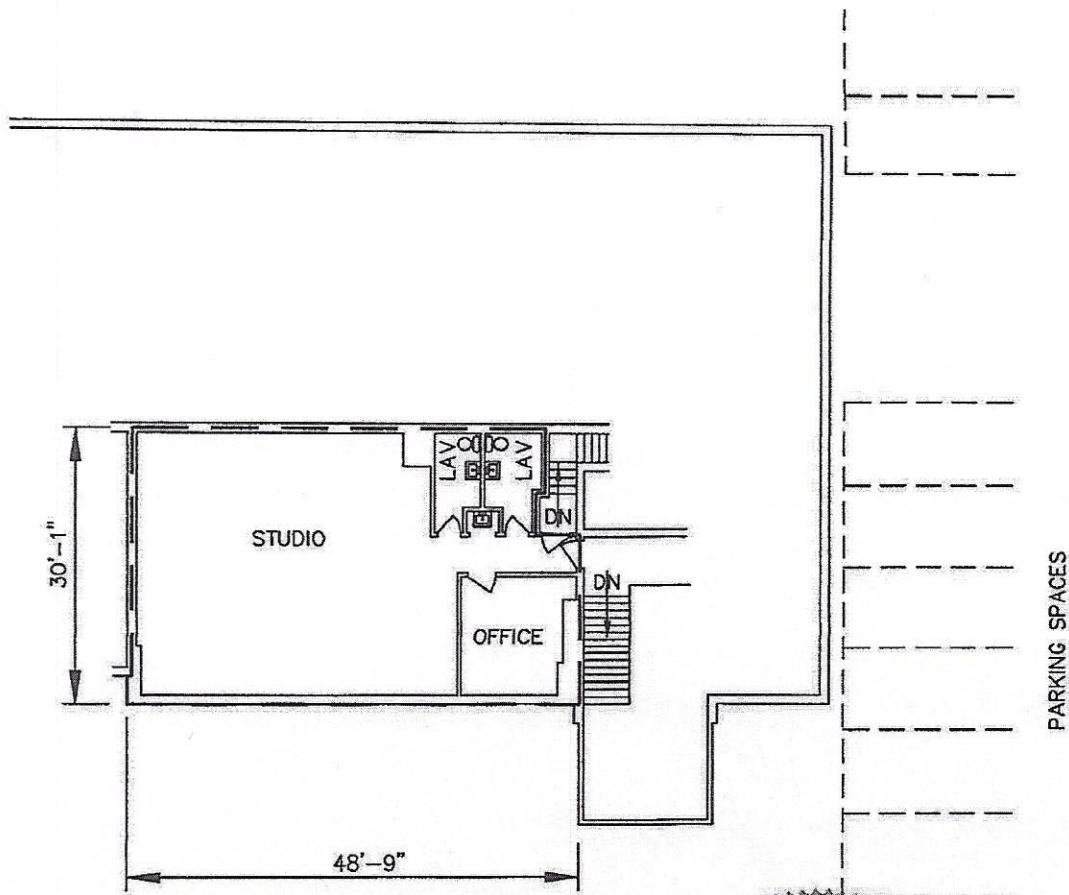
OW Sep: no

Bathrooms: 2

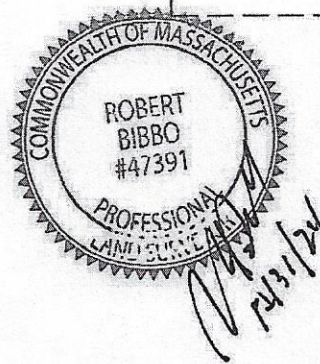
Parking Spots: 2

Earliest Availability: now

LAV = HALF BATH
DN = DOWN



102-2ND FLOOR
1,410±S.F.



PLAN OF LAND ~ WALTHAM, MA
SHOWING UNIT 102-2ND FLOOR
CLEMATIS AVENUE

DATE: AUGUST 2, 2023 SCALE: 1" = 20'
REVISED: DECEMBER 31, 2024

RECORD OWNER:
TICO, INC.

DEED REFERENCE:
BOOK 81605 PAGE 355

PLAN REFERENCE:
PLAN 1040 OF 1988

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
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

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

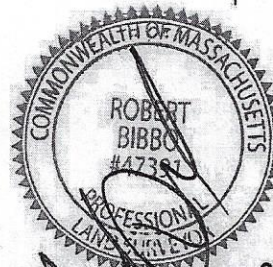
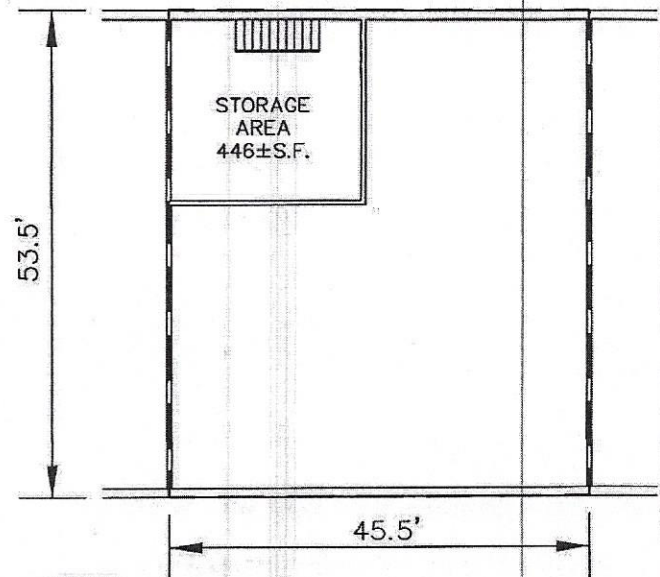
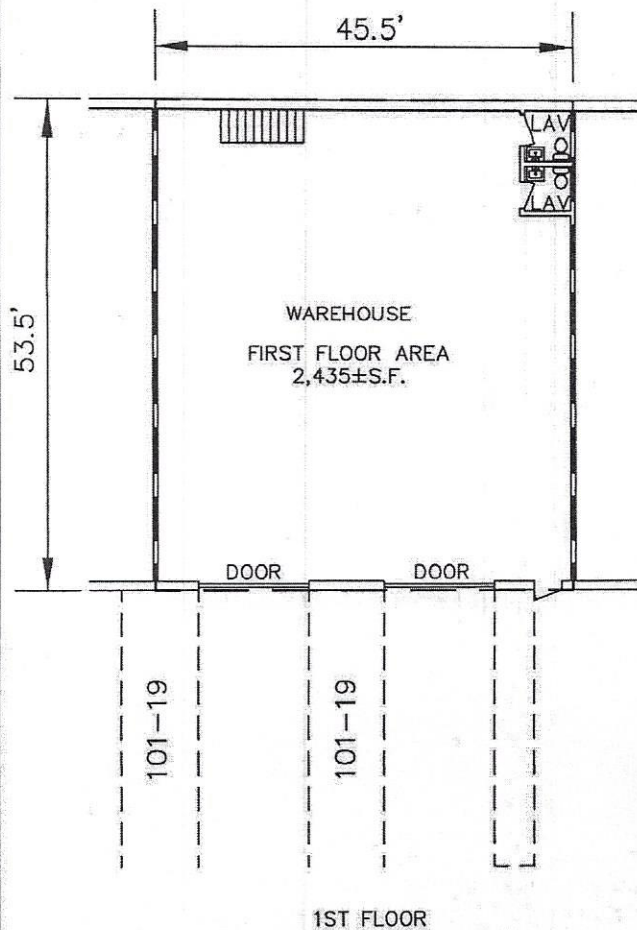
HVAC: completely air conditioned

OW Sep: no

Floor drain: yes

Parking Spots: 2

Earliest Availability: now



1ST FLOOR = 2,435±S.F.
2ND FLOOR = 446±S.F.
TOTAL AREA = 2,881±S.F.

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

DATE: AUGUST 29, 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



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

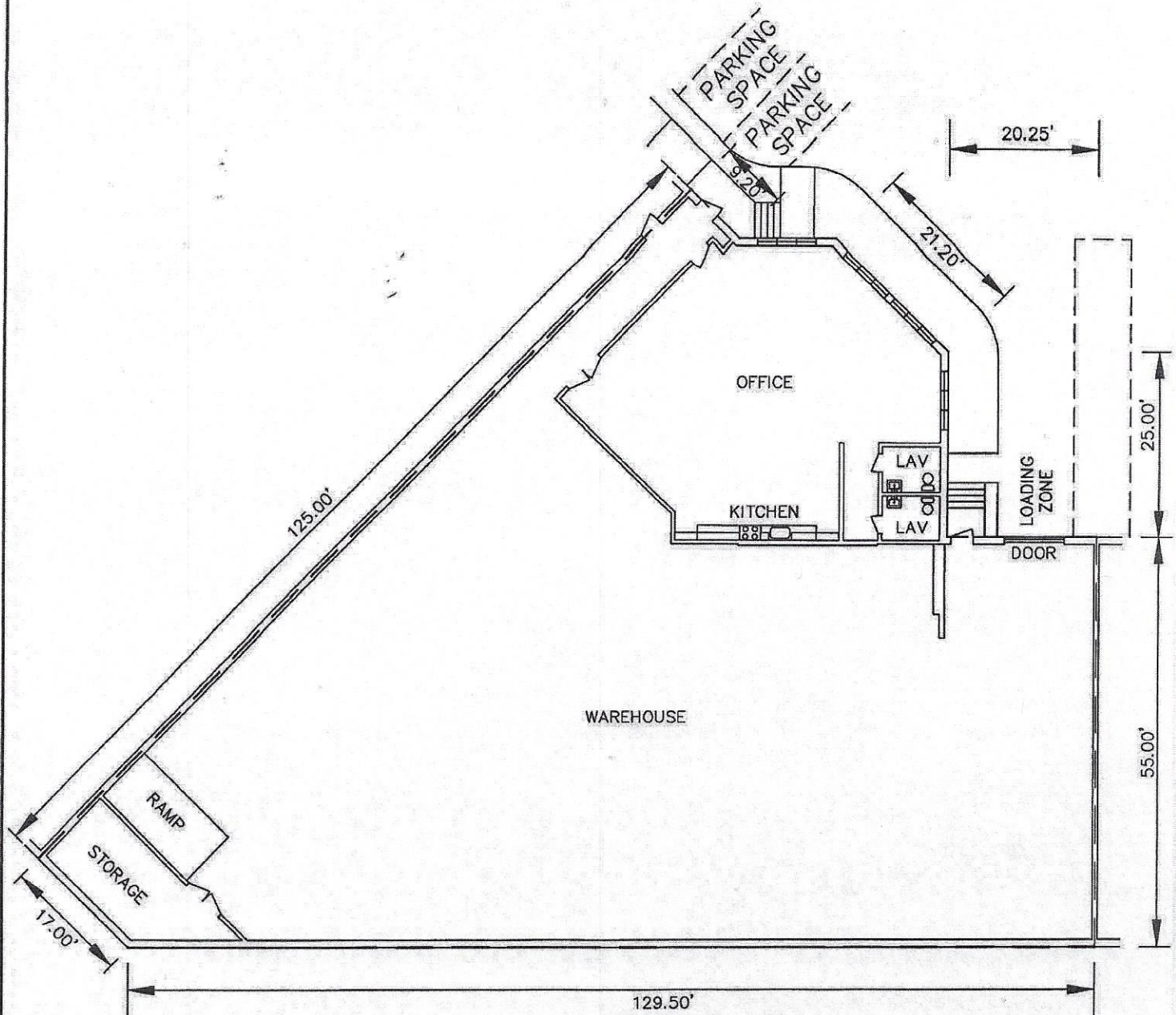
Parking Spots: 10

Earliest Availability: now

600A 480V

2-200A panels

120-208V

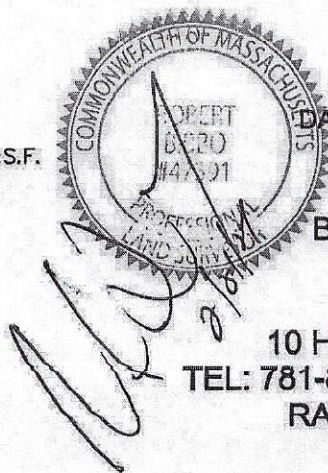


OFFICE = 1,634±S.F.
 WAREHOUSE/STORAGE = 7,519±S.F.
 TOTAL AREA = 9,153±S.F.

RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988



**SHOWING AREA OF UNIT 108-7
 CLEMATIS AVENUE ~ WALTHAM, MA**

DATE: SEPTEMBER 8, 2022 SCALE: 1"=20'

REVISED DATE: FEBRUARY 7, 2024

PREPARED BY:

**BIBBO BROTHERS AND ASSOCIATES
 SURVEYING, ENGINEERING &
 CONSTRUCTION CONSULTING**

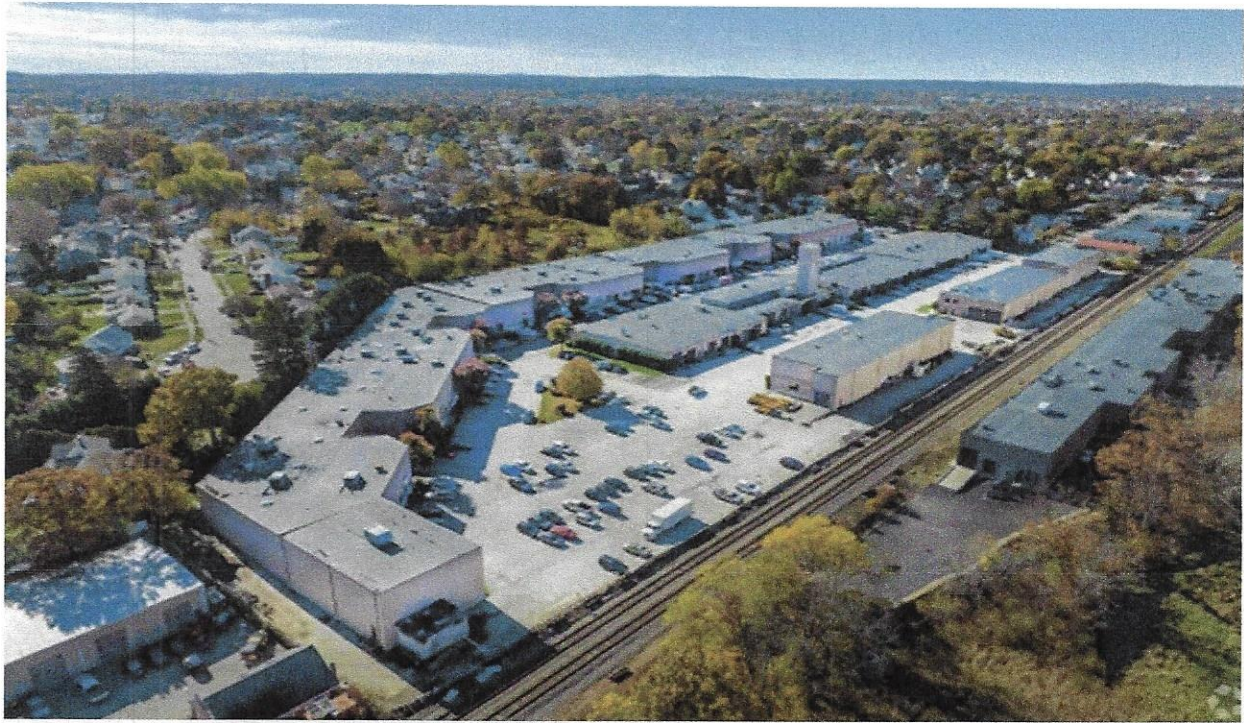
10 HAMMER STREET, WALTHAM, MA 02453

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

RALPH BIBBO, JR. - MANAGER - OWNER

ROBERT BIBBO - P.L.S. - OWNER

TICO INDUSTRIAL PARK



110 CLEMATIS AVE. BAY-2

DESCRIPTION:

Office: 1,556 square feet

Warehouse: 9,214 square feet

Total: 10,800 square feet

Ceiling Height: 25 feet

2 Overhead Doors: Height 7'11" 7'11"

2 Loading Docks

HVAC: offices only

No OW Sep

No Floor Drain

10 Parking Spots

Earliest Availability: 12/1/2026

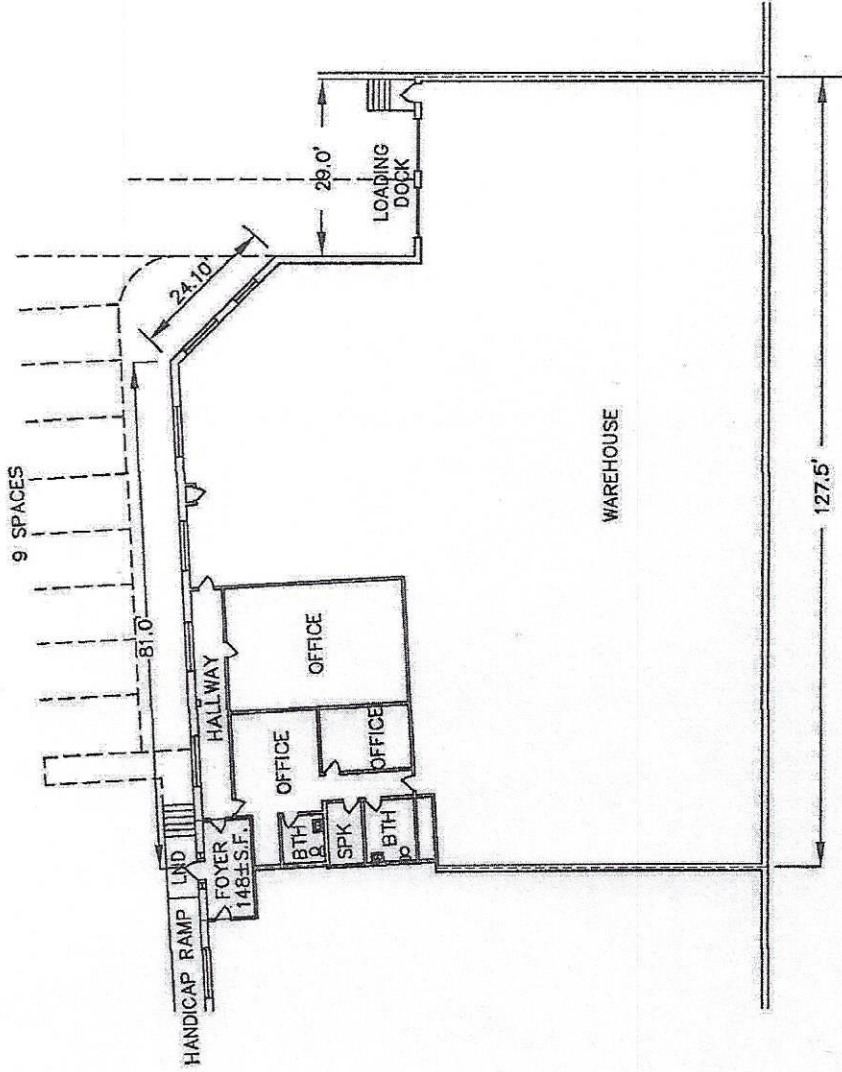
200A Panels

120-208V

480V is available

Parking is 10 Spots with Bay

LEGEND:
LND = LANDING
SPK = SPRINKLER ROOM

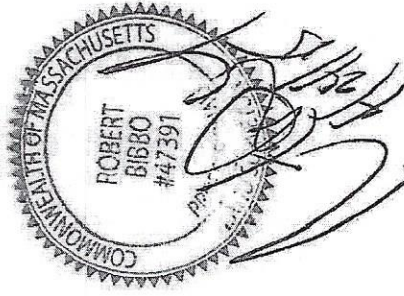


110-2
OFFICE 1,556±S.F.
WAREHOUSE 9,214±S.F.
TOTAL 10,800±S.F.

COMMON
FOYER 148±S.F.

PLAN OF LAND ~ WALTHAM, MA
SHOWING UNITS 110-2
CLEMATIS AVENUE

DATE: APRIL 24, 2025 SCALE: 1" = 30'
PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
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