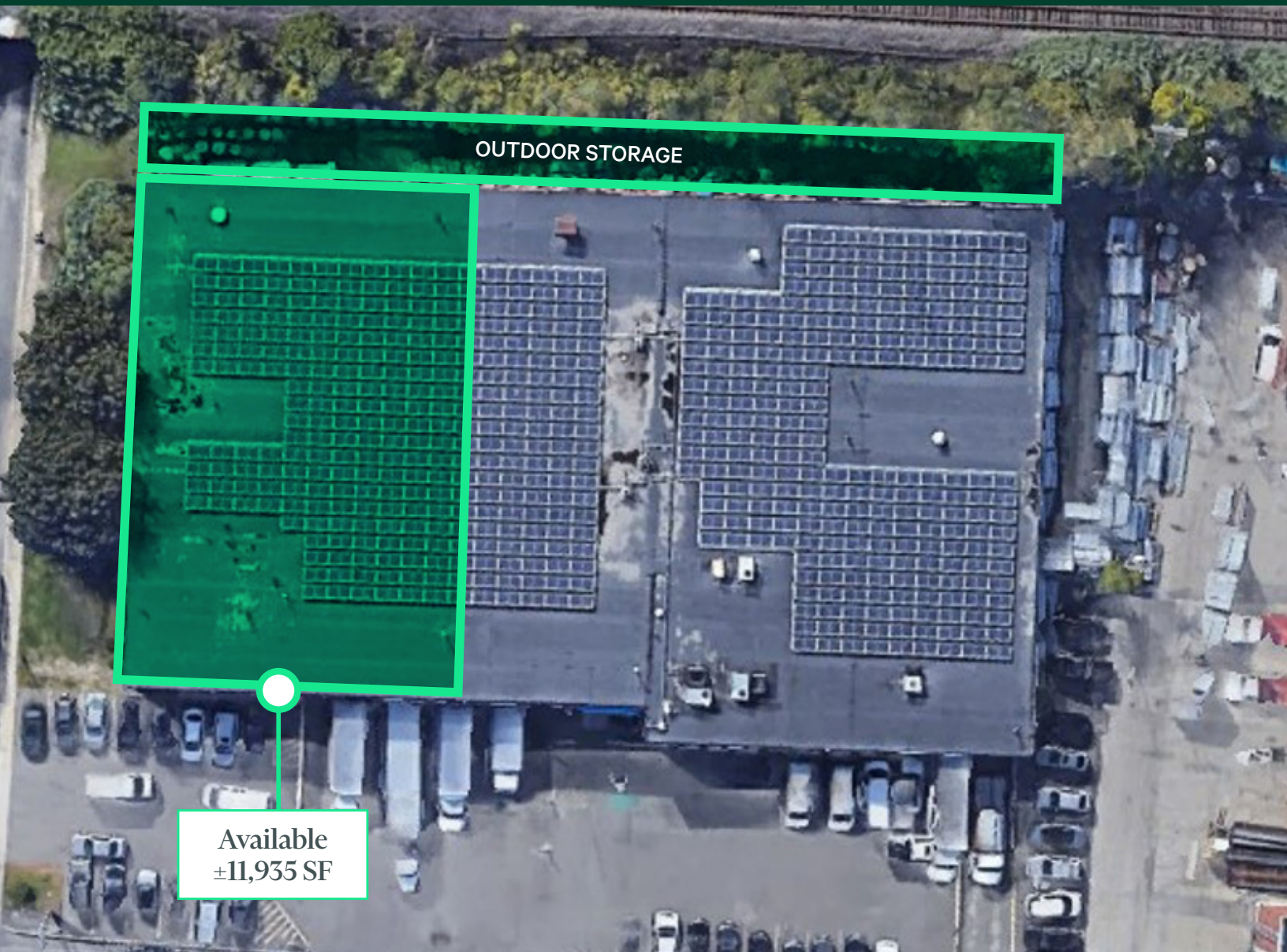


Urban Warehouse Space

Additional Outdoor Storage Available

41 Inner Belt Road
Somerville, Massachusetts



OUTDOOR STORAGE

Available
±11,935 SF

Urban Warehouse Space

41 Inner Belt Road | Somerville, Massachusetts

Building Overview

On behalf of our client, CBRE is pleased to present the unique opportunity to lease $\pm 11,935$ SF of urban industrial space at 41 Inner Belt Road in Somerville, MA. This rare urban site offers 18' clear height, tailboard capabilities, and paved outdoor storage space.

The property is within walking distance to Sullivan Square and the Orange Line, providing direct access into Downtown Boston. 41 Inner Belt Road also provides excellent highway accessibility and is only half a mile from I-93 and 2.2 miles from Cambridge's Kendall Square and life science and biomanufacturing users.

Specifications

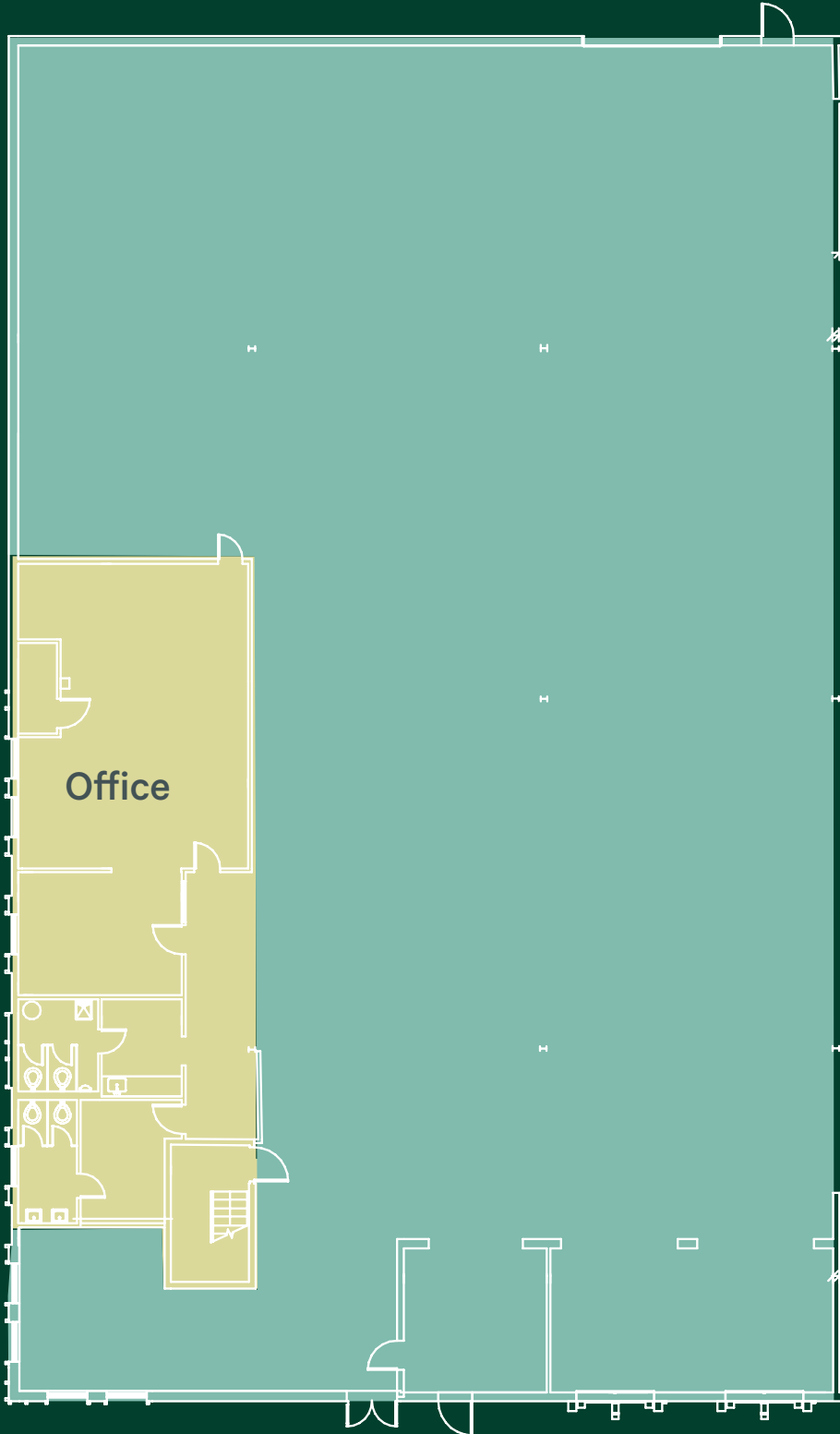
- + Total Building Size: $\pm 40,755$ SF
- + Availability: $\pm 11,935$ SF
 - Warehouse: $\pm 10,506$ SF
 - Office: $\pm 1,429$ SF
- + Site Area: ± 1.61 acres
- + Clear Height: 18'
- + Loading: Two (2) tailboard docks
- + Building Dimensions: 150' x 250'
- + Year Built: 1968
- + Parking: $\pm 0.80/1,000$ SF
- + Fire: 1005 wet sprinkler system
- + Utilities:
 - Water/Sewer: City of Somerville
 - Gas: National Grid
 - Electric: City of Somerville



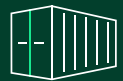
Floor Plan

±11,935 SF Available

Warehouse: ±10,506 SF
Office: ±1,429 SF



Two Loading Docks



Outdoor Storage

↑
↑
LOADING DOCKS

Drive Times

0.5 MI



2.2 MI

Cambridge

2.9 MI

Boston

7.1 MI



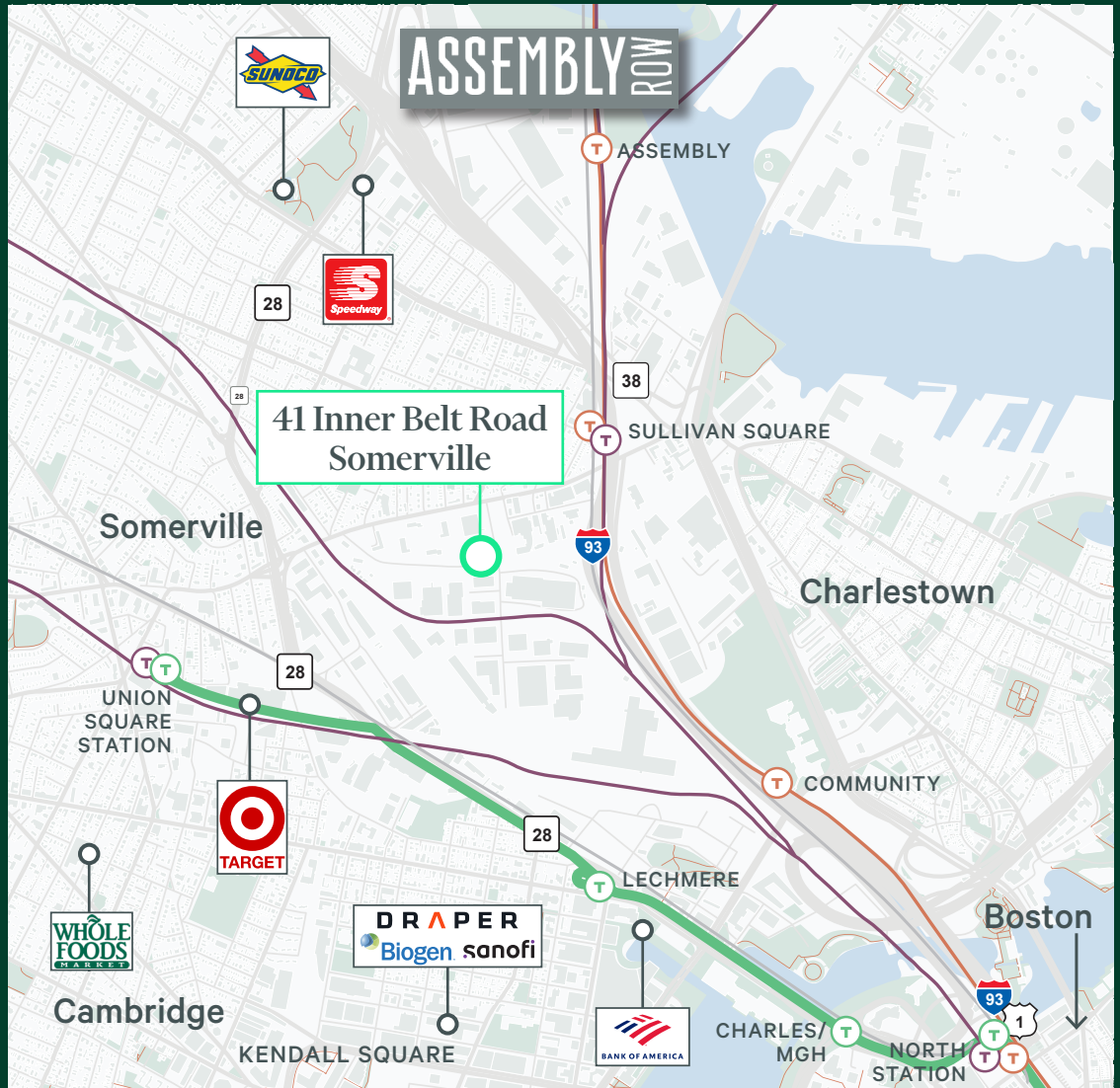
Public Transit

0.6 MI

T Sullivan Square

0.9 MI

T Somerville Ave



Corporate Neighbors



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