

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'

OH Door Height: 14x11" / 11' wide

HVAC: Office only 1,546 square feet

Drive-up bay: 1

OH doors: 2

Loading dock: yes

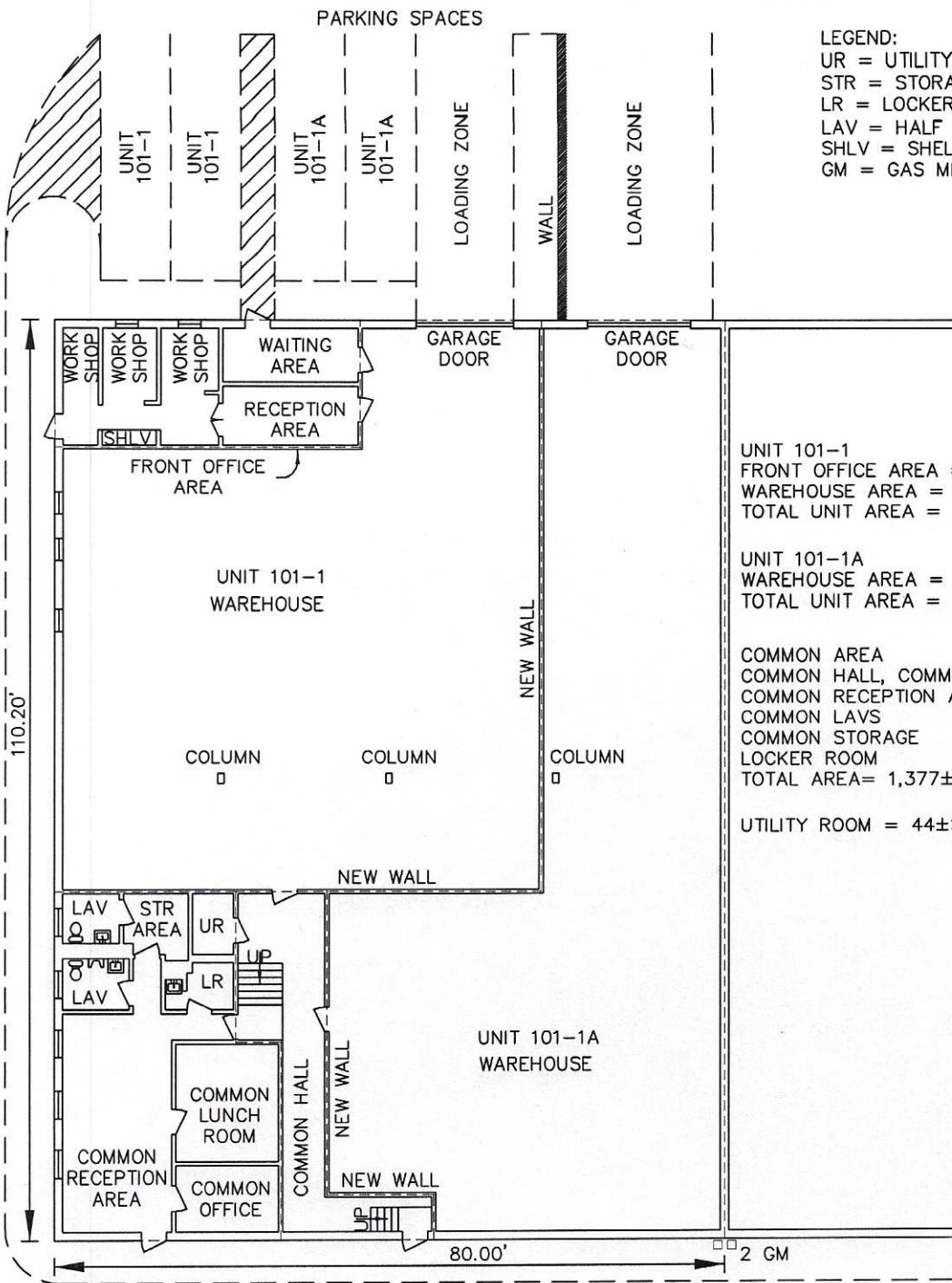
Floor drain: yes

Oil sep: yes

Electric: 480V / 1 200A panel

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

Available: 5/1/2026



LEGEND:
 UR = UTILITY ROOM
 STR = STORAGE ROOM
 LR = LOCKER ROOM
 LAV = HALF BATH
 SHLV = SHELF
 GM = GAS METER

UNIT 101-1
 FRONT OFFICE AREA = 560±S.F.
 WAREHOUSE AREA = 3,435±S.F.
 TOTAL UNIT AREA = 3,995±S.F.

UNIT 101-1A
 WAREHOUSE AREA = 3,400±S.F.
 TOTAL UNIT AREA = 3,400±S.F.

COMMON AREA
 COMMON HALL, COMMON LUNCH ROOM
 COMMON RECEPTION AREA
 COMMON LAVS
 COMMON STORAGE
 LOCKER ROOM
 TOTAL AREA = 1,377±S.F.

UTILITY ROOM = 44±S.F.

SHOWING UNIT 101-1 AND UNIT 101-1A
 CLEMATIS AVENUE ~ WALTHAM, MA

DATE: FEBRUARY 11, 2026 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-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

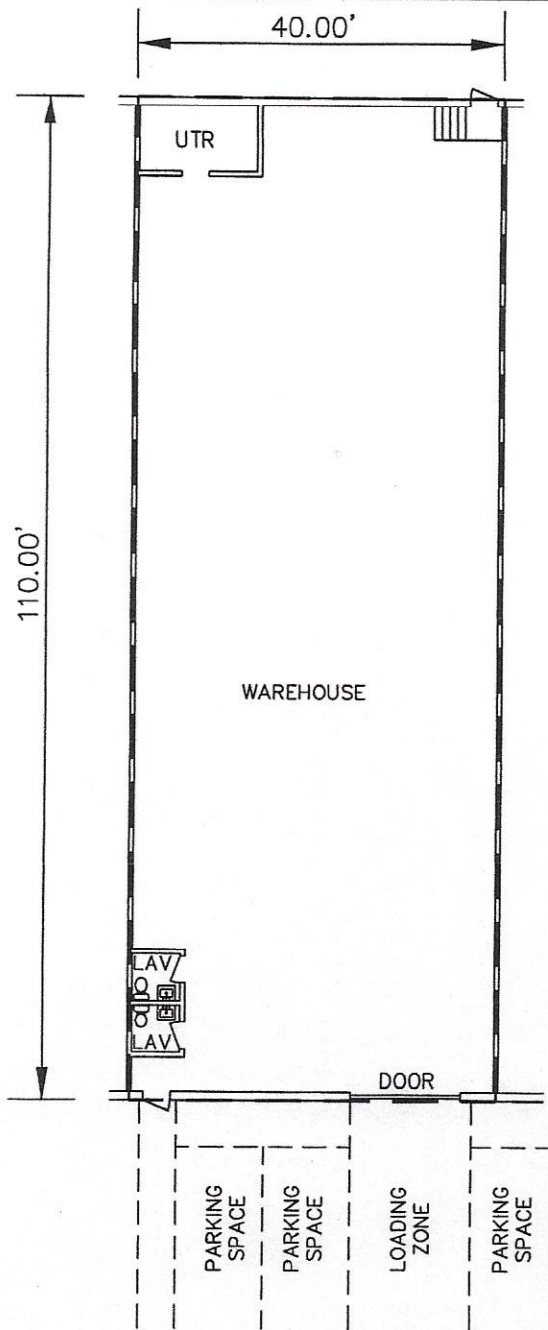
OW Sep: yes

Electric: 480V available

Floor Drain: yes/oil separator

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

Availability: now



WAREHOUSE

DOOR

PARKING SPACE

PARKING SPACE

LOADING ZONE

PARKING SPACE

1ST FLOOR

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

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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

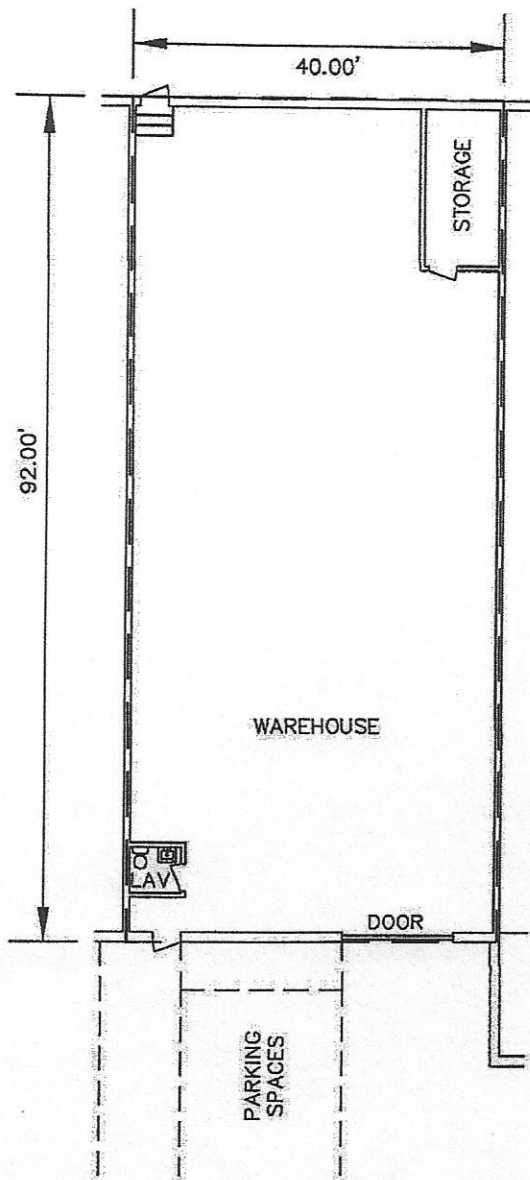
Electric: 480V available

OW Sep: yes

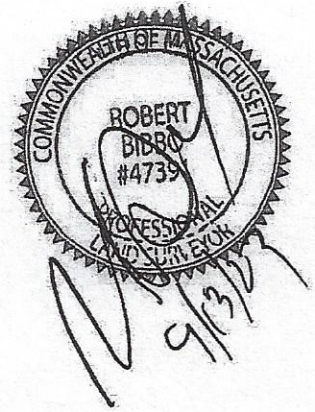
Floor Drain: yes/oil separator

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

Earliest Availability: 4/1/2026



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:
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 CONSTRUCTION CONSULTING
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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: 2 Garage Door 12 ft. high x 11' 7" wide

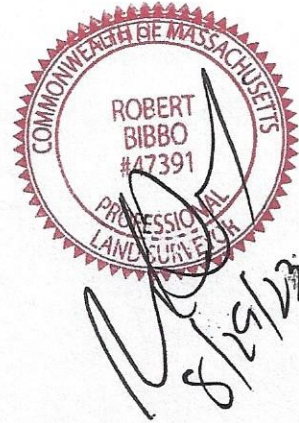
2 Drive up garage door

Electric: 480V/220V

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:
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RECORD OWNER:
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PLAN REFERENCE:
 PLAN 1040 OF 1988

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

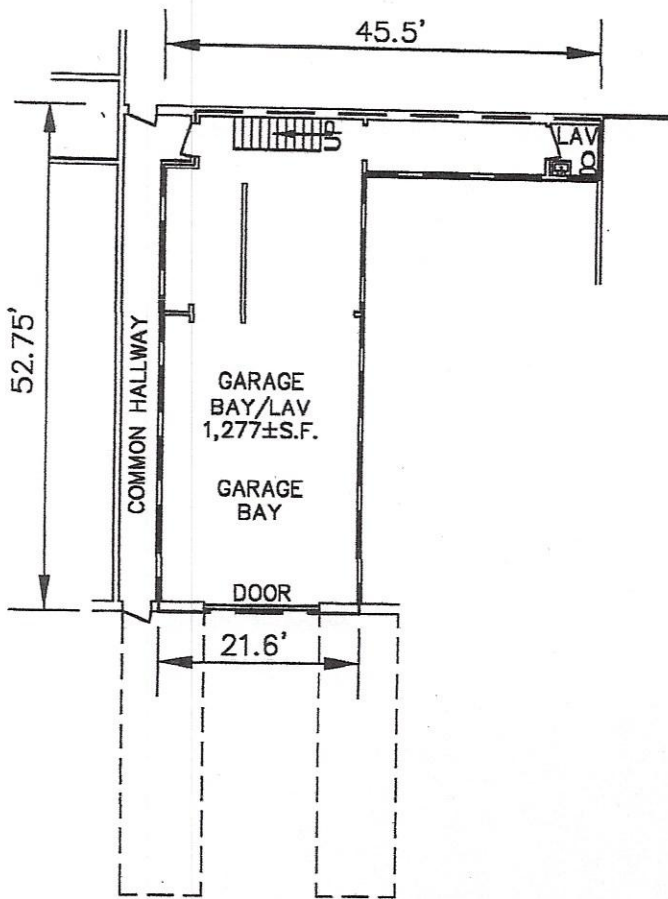
Electric: 480V/220V

OW Sep: no

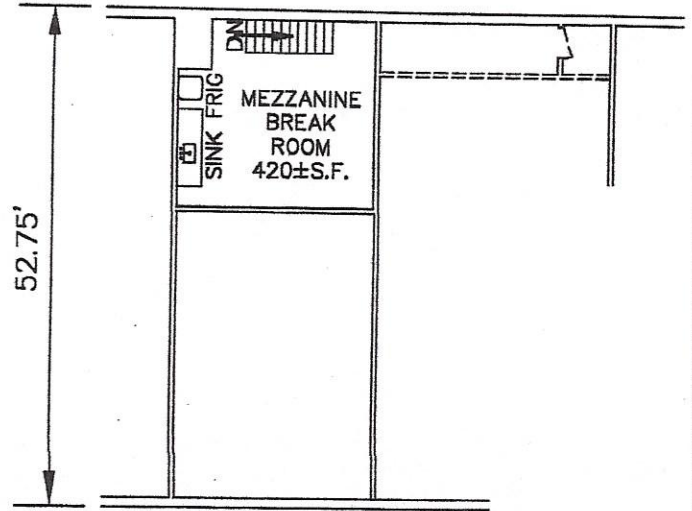
Floor drain: yes

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
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 CONSTRUCTION CONSULTING

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 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988

TICO INDUSTRIAL PARK



101 CLEMATIS AVE. BAY-20

DESCRIPTION:

Total Area: 1,498 square feet

Ceiling Height: 15'x11"

OH Door Height: 12' x12'

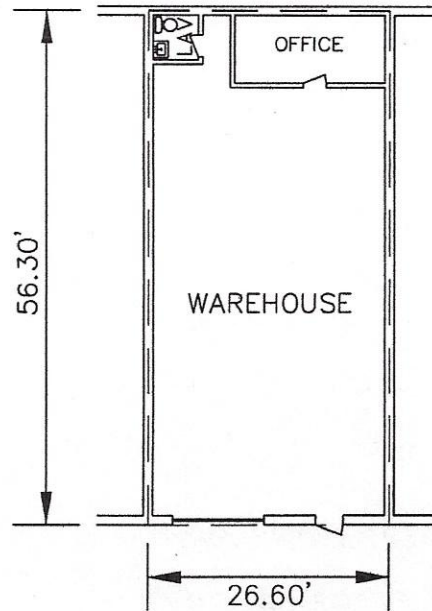
1 Drive-up bay

Loading Dock: No

Electric: 480V available

Parking Spots: 2

Earliest Availability: 11/1/2026



OFFICE/LAV = 183±S.F.
WAREHOUSE = 1,315±S.F.
TOTAL AREA = 1,498±S.F.

RECORD OWNER:
TICO, INC.

DEED REFERENCE:
BOOK 81605 PAGE 355

PLAN REFERENCE:
PLAN 1040 OF 1988

SHOWING AREA OF UNIT 101-20
CLEMATIS AVENUE ~ WALTHAM, MA

DATE: FEBRUARY 15, 2024 SCALE: 1"=20'

PREPARED BY:

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TICO INDUSTRIAL PARK



102 CLEMATIS AVE. BAY-1

DESCRIPTION:

Warehouse: 2,267 square feet

Office: 91 square feet

Lav: 42 square feet

Total Area: 2,400 square feet

Ceiling Height: 16'

OH Door Height: 12' x12'

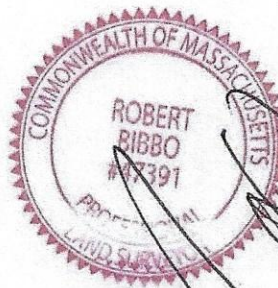
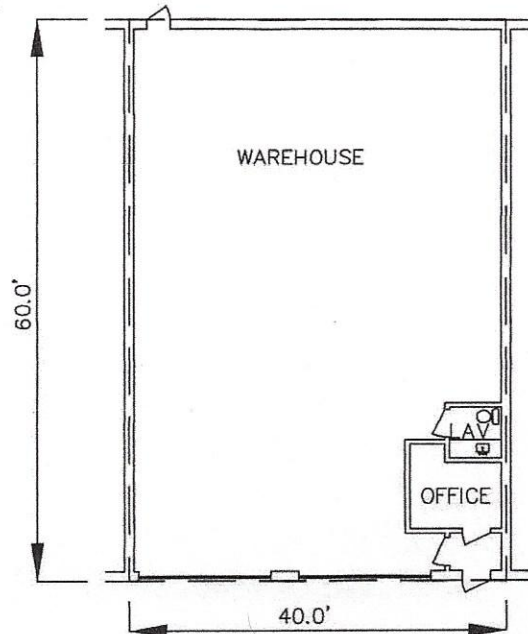
Drive-up bays: 2

OH doors: 2

Parking Spots: 4

Available: now

LAV = HALF BATH



LAV = 42±±S.F.
OFFICE = 91±S.F.
WAREHOUSE AREA = 2,267±S.F.
TOTAL UNIT AREA = 2,400±S.F.

**PLAN OF LAND ~ WALTHAM, MA
SHOWING UNIT 102-1
CLEMATIS AVENUE**

DATE: FEBRUARY 9, 2024 SCALE: 1" = 20'

RECORD OWNER:
TICO, INC.

DEED REFERENCE:
BOOK 81605 PAGE 355

PLAN REFERENCE:
PLAN 1040 OF 1988

PREPARED BY:
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TICO INDUSTRIAL PARK



102-A CLEMATIS AVE.

DESCRIPTION:

Warehouse: 5,297

Office: 1,930

SPK: 77

Total area: 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: office space only 1,930sf

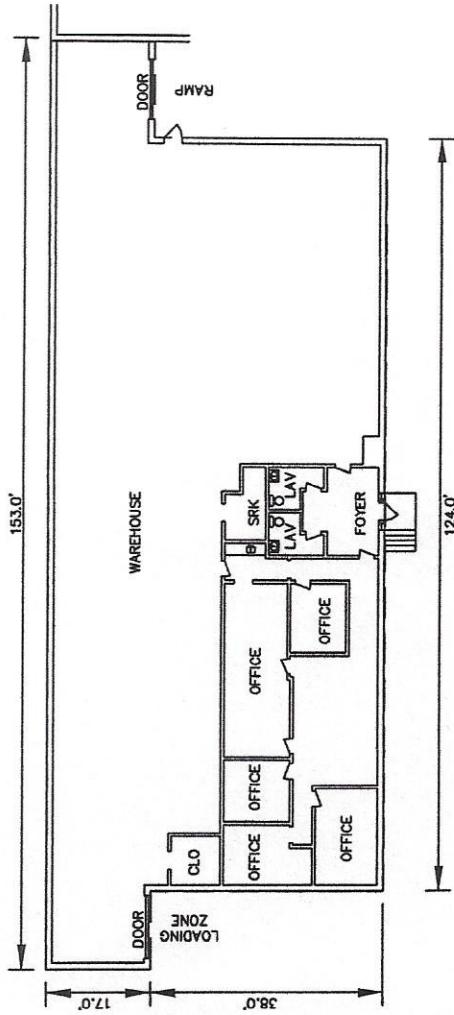
OW Sep: no

Floor drain: no

Parking Spots: 15

Earliest Availability: 6/1/2026

LEGEND:
 LND = LANDING
 SPK = SPRINKLER ROOM



LAV/OFFICE = 1,830±S.F.
 SPK = 77±S.F.
 WAREHOUSE = 5,297±S.F.
 TOTAL AREA = 7,304±S.F.

RECORD OWNER:
 TICV, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 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
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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

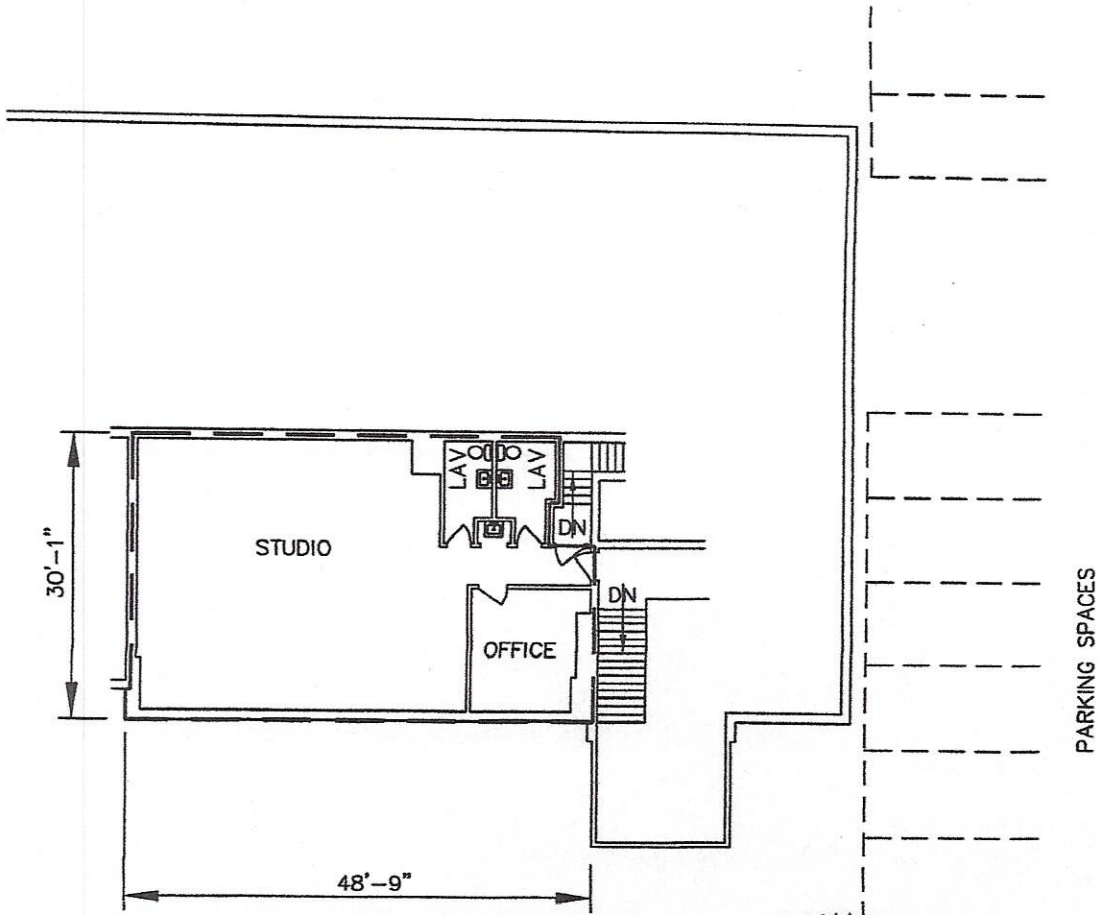
Bathrooms: 2

Parking Spots: 2

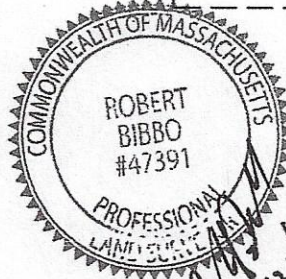
2nd Floor no elevator

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

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES

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

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ROBERT BIBBO - P.L.S. - OWNER

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DEED REFERENCE:
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PLAN REFERENCE:
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TICO INDUSTRIAL PARK



108 CLEMATIS AVE. BAY-1

DESCRIPTION:

Warehouse: 5,306

Office: 1,908

Total Area: 7,260 square feet

Ceiling Height: 25'

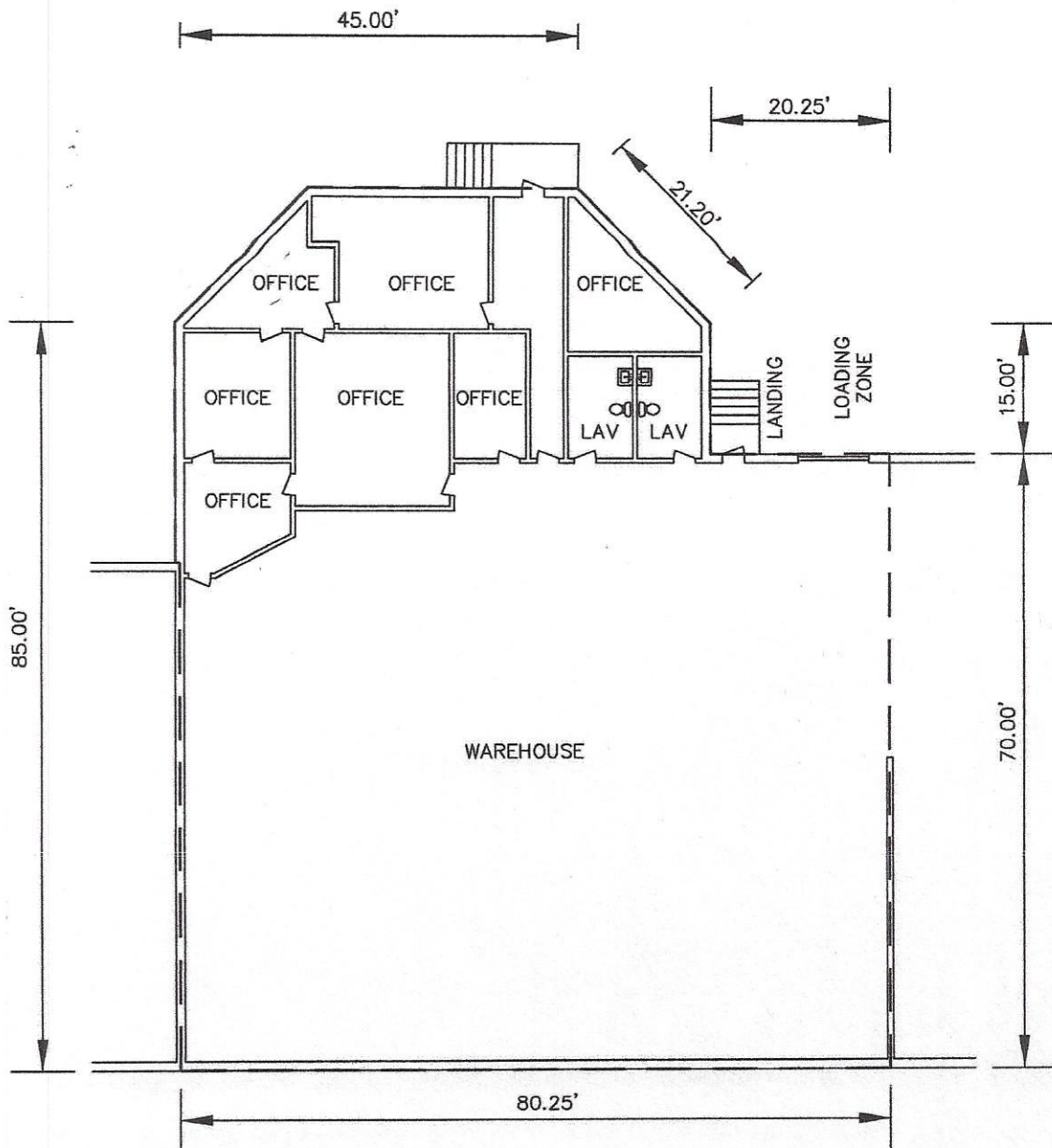
OH Door Height: 7'11" x 7'11" wide

Loading Dock: 1

Electric: 480V available

Parking Spots: 6

Available: now



LEGEND:
LAV = HALF BATH

OFFICE = 1,908±S.F.
WAREHOUSE = 5,306±S.F.
TOTAL 1ST FLOOR = 7,214±S.F.

RECORD OWNER:
TICO, INC.

DEED REFERENCE:
BOOK 81605 PAGE 355

PLAN REFERENCE:
PLAN 1040 OF 1988



SHOWING AREA OF UNIT 108-1
CLEMATIS AVENUE ~ WALTHAM, MA

DATE: DATE: FEBRUARY 13, 2024

SCALE: 1"=20'

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
10 HAMMER STREET, WALTHAM, MA 02453
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TICO INDUSTRIAL PARK



108 CLEMATIS AVE. BAY-6

DESCRIPTION:

1st Floor 9,210

2nd Floor 2,000

Total Warehouse Area: 11,210 square feet

Ceiling Height: 25 ft

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

Loading Dock: 1

HVAC: Office only 2,000 sq ft 2nd floor Mezzanine

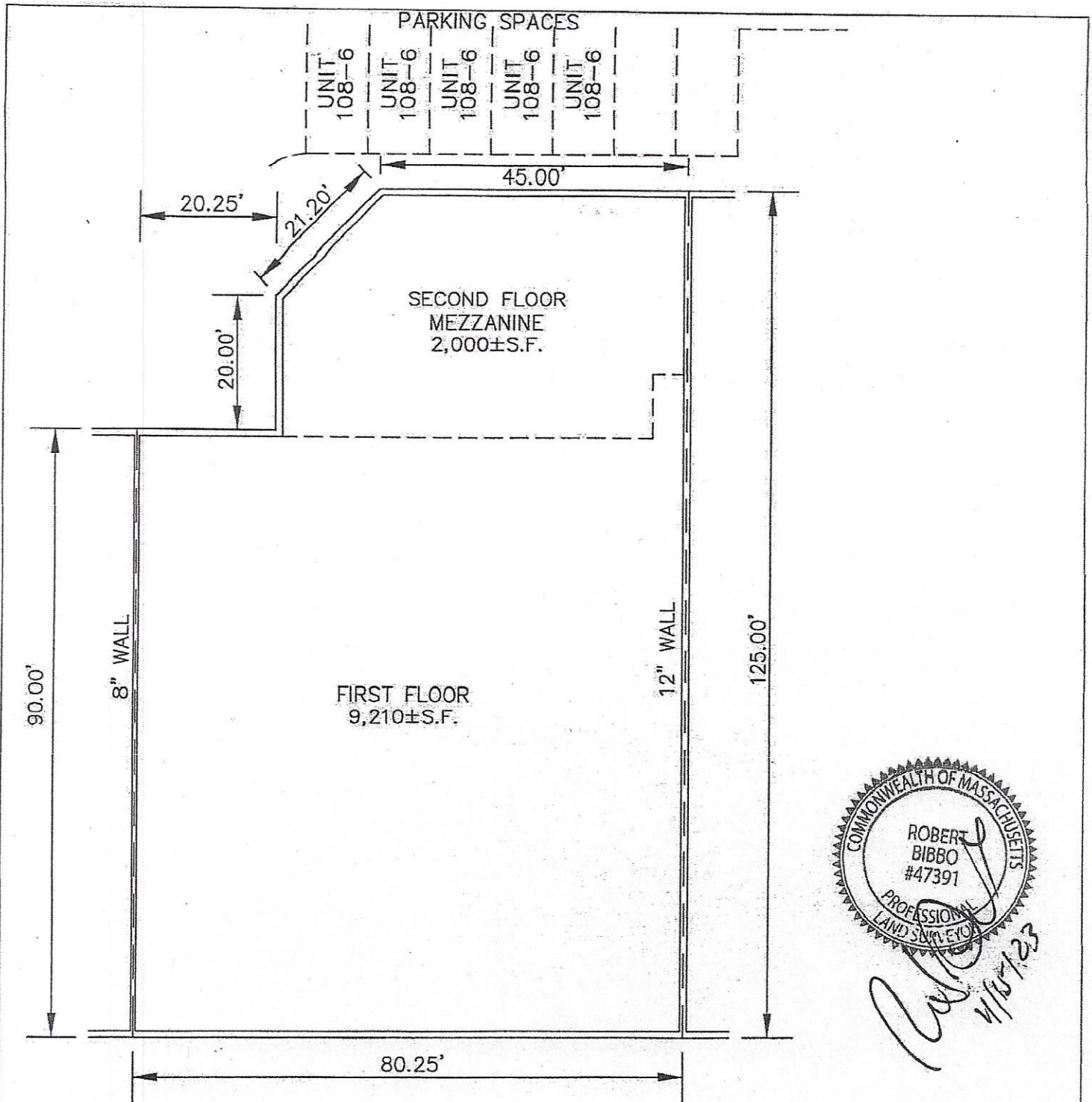
Parking Spots: 6

Earliest Availability: 11/1/2026

600A 480V

2-200A panels

120-208V



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

SHOWING AREA OF UNIT 108-6
 CLEMATIS AVENUE ~ WALTHAM, MA
 DATE: SEPTEMBER 8, 2022 SCALE: 1"=20'
 REVISED: SEPTEMBER 13, 2022, NOVEMBER 15, 2023

RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
 BOOK 81605 PAGE 355

PLAN REFERENCE:
 PLAN 1040 OF 1988

PREPARED BY:
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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

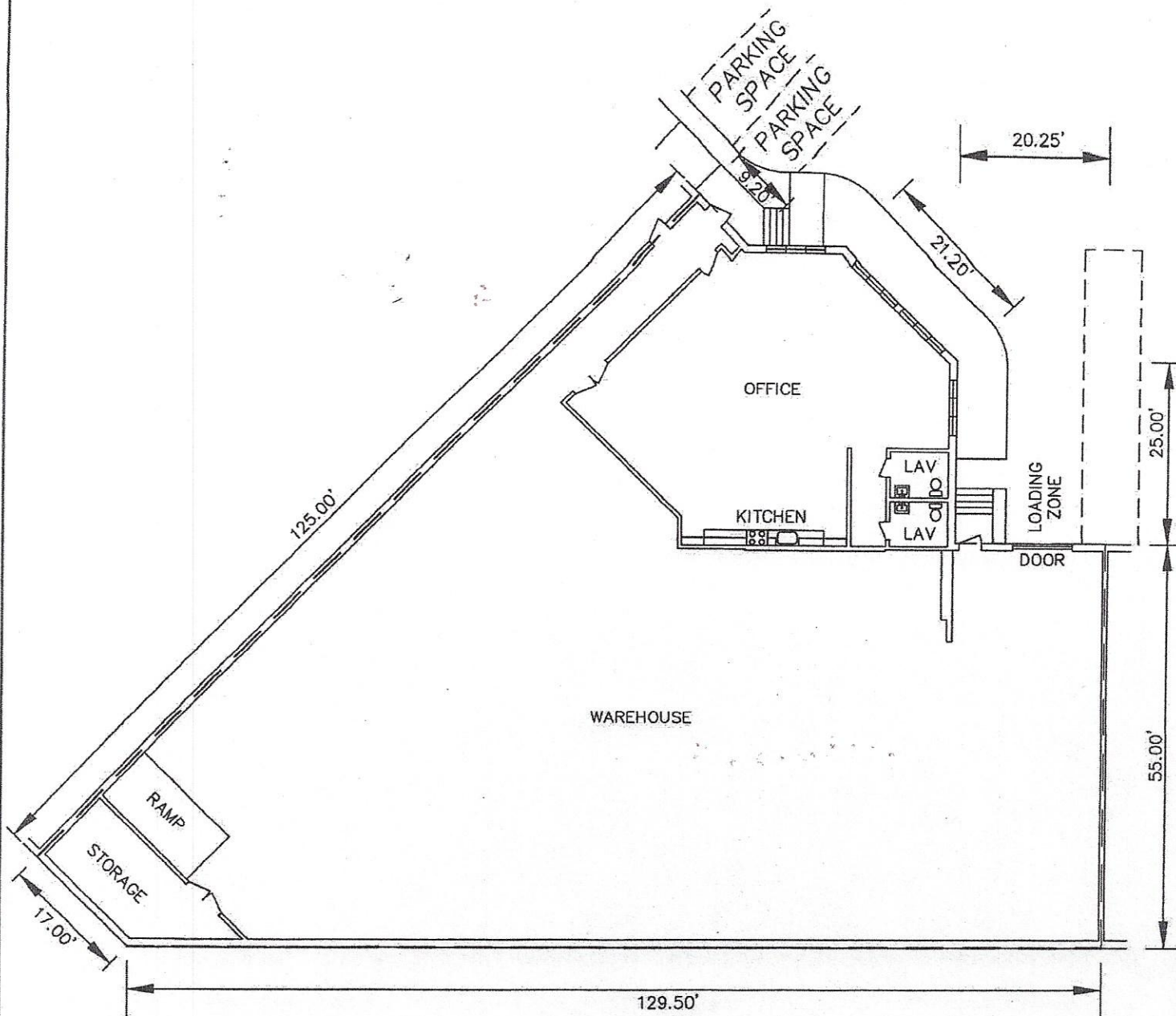
Parking Spots: 10

Available: now

600A 480V

2-200A panels

120-208V

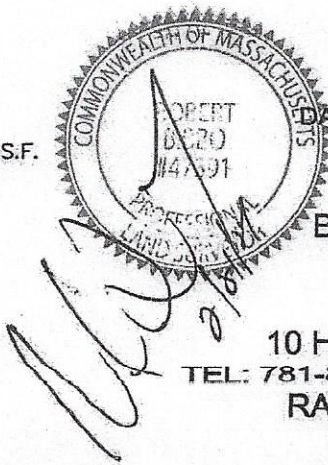


OFFICE = 1,634±S.F.
 WAREHOUSE/STORAGE = 7,519±S.F.
 TOTAL AREA = 9,153±S.F.

RECORD OWNER:
 TICO, INC.

DEED REFERENCE:
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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
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