

## **BURLINGTON, MA FOR LEASE**

**7,200 ± sq. ft. Industrial & Office Space**



### **105 Terrace Hall Avenue, Burlington, MA**

Carbone Commercial Real Estate, Inc. is please to offer 7200 ± square feet of industrial and office space at 105 Terrace Hall Ave, Burlington, MA 01803 available for lease.

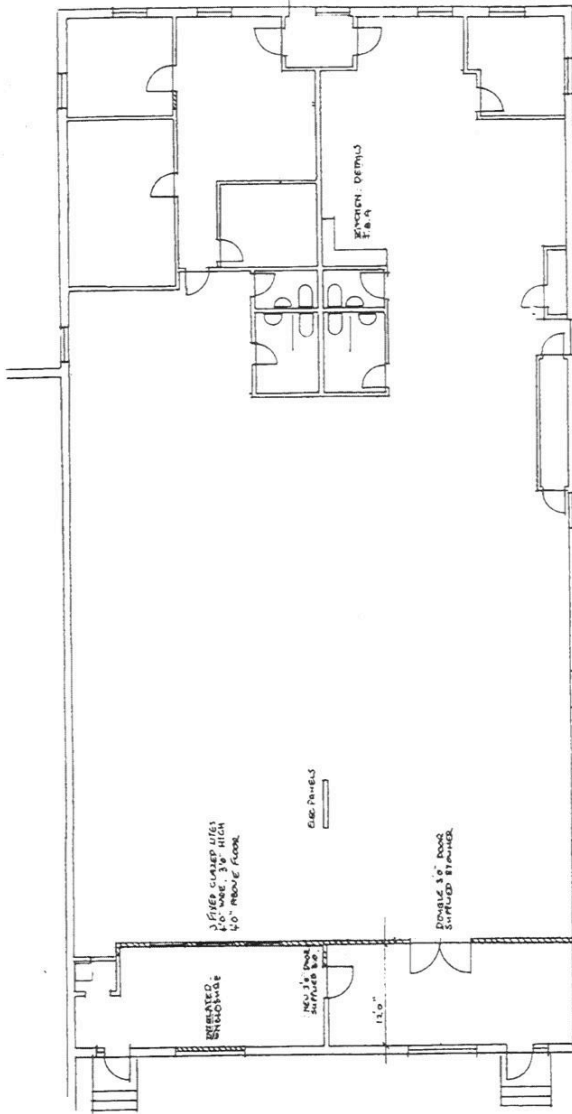
- Size: 7,200± square feet approx. 60' wide by 120' deep
- Office Space: 1000± sf, 5 rooms
- Light Assembly 6,200± sf
- Restrooms: Two
- Kitchenette: Yes
- A/C 100% FHA roof top units
- Utilities: Munic. water & sewer, NStar electric, Keyspan gas
- Zoning: IG (general industrial)
- Built: 1960 and renovated 1996
- Parking: 108 spaces, 5 spaces per 1,000sf, on 2.24 acres
- Loading Dock: One approx 18±" high
- Electric Power: 3 Phase
- Ceiling Height: 9'9"± feet
- Lease Term: Negotiable
- Lease Rate: \$9.75 NNN

**CARBONE Commercial Real Estate, Inc. 781-935-5444**  
**[www.CarboneRE.com](http://www.CarboneRE.com)**

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# FLOOR PLAN

## 103 Terrace Hall Avenue, Burlington, MA



103 Terrace Hall Avenue  
Date: March 2000 Scale: 1/8" = 1'0"  
Plan: CONSTRUCTION 2/13/00