

## **BURLINGTON, MA FOR LEASE**

**Retail, Service, Contractor Shop, Storage,  
1,546sf, 2214sf, 2761sf or 6,521 ± sq. ft.**



**135 Cambridge Street, Burlington, MA**

Carbone Commercial Real Estate, Inc. is please to offer 6521 ± square feet of industrial at 135 Cambridge St, Burlington, MA 01803 available for lease.

- Size: 6,521± square feet (SUB-DIVIDABLE)
- Right Side Garage Bay 1546± sf, One Overhead garage door, 14' ceiling
- Middle Section 2401± sf, Double Glass Entry Doors, 14' Ceiling
- Middle Section 2<sup>nd</sup> floor 360± sf, mezzanine lunch room
- Left Side Dock Bay 2214± sf, One Loading dock door, 10' clear ceiling
- Zoning: BG (general business) per assessor
- Built: 1985 per assessor
- Parking: 20-30 on-site parking spaces
- Lease Term: Negotiable

**LEASE PRICE REDUCED: \$3,900.00/month** plus utilities for the 6,521/sf

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

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Carbone Commercial Real Estate, Inc. is the agent of the Lessor.

## 135 Cambridge St, Burlington, MA

### Get traffic

There's always something going on—road construction, sports events, accidents, rush hour delays. Before you leave, get real-time traffic reports to plan the best route.

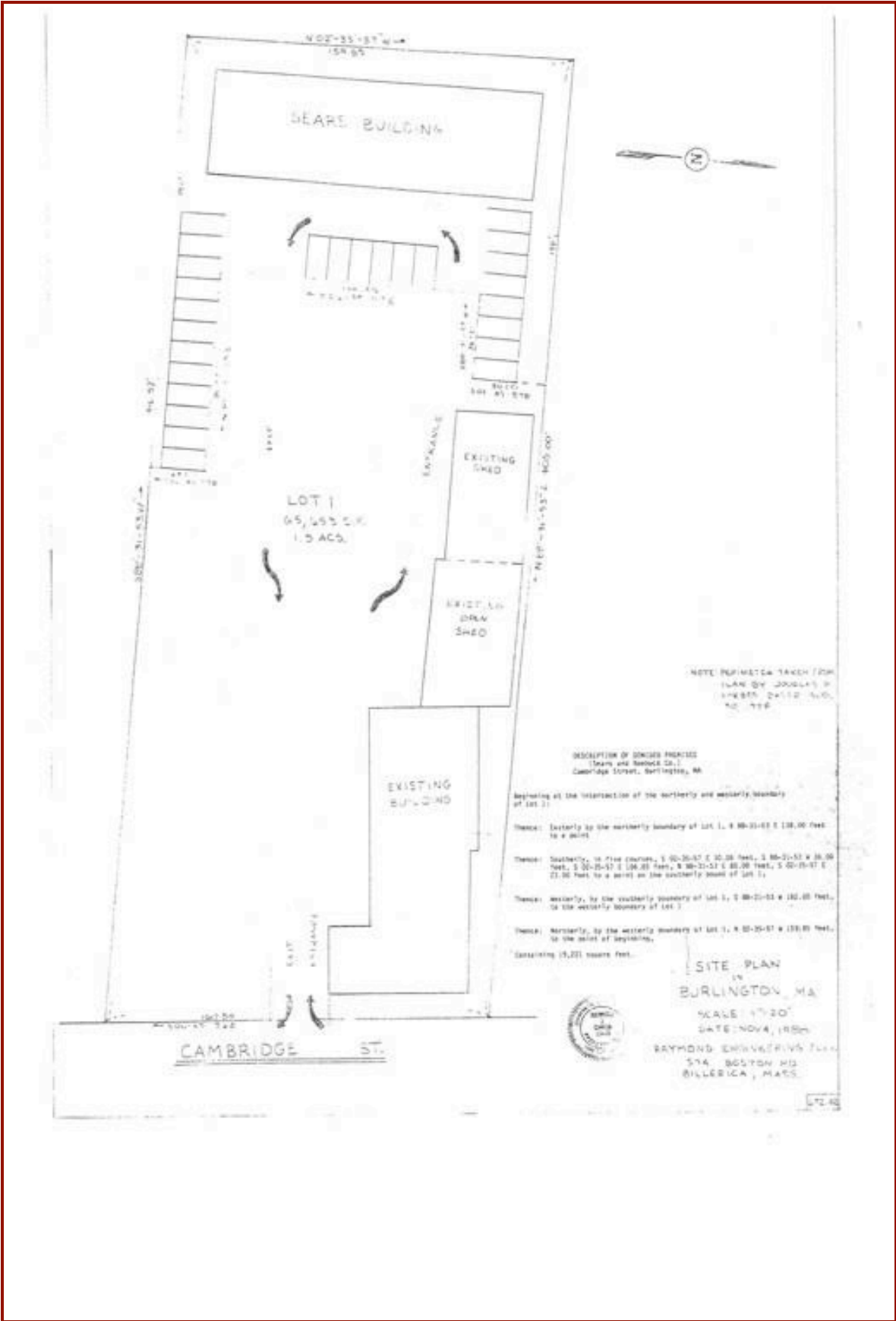


To get started:

- On the action bar, click **Traffic**.
- [View real-time traffic](#).
- [See a map of the U.S. cities with traffic information](#).

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SEARS BUILDING



LOT 1  
65,453 S.F.  
1.5 ACS.

ENTRANCE

EXISTING SHED

EXIST. LG. DRW. SHED

EXISTING BUILDING

EXIT

CAMBRIDGE ST.

NOTE: PERIMETER TAKEN FROM PLAN BY JOSEPH P. WHELAN, CIVIL E.N.G., NO. 118

DESCRIPTION OF DIVIDED PREMISES  
(Town and Section 22.)  
Cambridge Street, Burlington, MA

- Beginning at the intersection of the northerly and westerly boundary of Lot 1;
  - Thence: Easterly, by the northerly boundary of Lot 1, 8 00-21-02 E 138.00 feet to a point;
  - Thence: Southerly, in five courses, 1 00-20-07 E 22.00 feet, 1 00-21-51 E 28.00 feet, 1 00-20-57 E 138.00 feet, 8 00-21-57 E 48.00 feet, 5 00-21-07 E 21.00 feet to a point on the easterly abut of Lot 1;
  - Thence: Westerly, by the easterly boundary of Lot 1, 1 00-21-01 W 132.00 feet, to the westerly boundary of Lot 1;
  - Thence: Northerly, by the westerly boundary of Lot 1, 8 00-20-57 N 138.00 feet, to the point of beginning.
- Containing 15,221 square feet.

SITE PLAN  
IN  
BURLINGTON, MA

SCALE: 1" = 20'

DATE: NOV 4, 1908

RAYMOND ENGINEERING CO.  
574 BOSTON RD.  
BILERICA, MASS.



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