

BURLINGTON, MA FOR LEASE

8,100 ± sq. ft. Industrial / Flex Space



18 Terry Avenue, Burlington, MA

(Located off Route 3A, Cambridge St, Approx. 1.5 miles from Route 128/I-95)

- Attractive, brick faced building, nicely landscaped
- Total Building Size = 17,975 ± sq. ft.
- Land Area = 1.30 ± Acres
- Available Space = 8,100 ± sq. ft.
- Loading: Tailgate dock plus ramped roll-up door
- Fully air-conditioned; open flexible floor plan; 2 restrooms
- Sprinklers
- Ceiling Height: 10 feet under open bar-joint framed roof
- Heavy 3-phase electrical power; fluorescent lighting
- Approximately 63 paved parking spaces with good loading access
- Available Immediately

Lease Rate: \$6.50/sf/yr nnn (real estate taxes = \$1.67/sf/yr f/y 2009)

CARBONE Commercial Real Estate, Inc. 781-935-5444
www.CarboneRE.com

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