

**225 East Street, Winchester, MA**  
**9,680 ± sq. ft.**  
**Industrial Property**  
**For Sale**



Carbone Commercial Real Estate, Inc. is please to offer 9,680± square feet of industrial property available for sale.

- Building: 9,680 sq. ft. (includes 1676±sf finished basement)
- Address: 225 East Street, Winchester and  
0 Garfield Ave, Woburn, MA
- Layout: Approx 35% office and 65% warehouse
- Utilities: Oil, water, sewer, 800 amp, 480 volts electrical
- Loading: 1 Tailgate loading dock
- Parking: Approximately 25 on-site spaces
- Height: 14 feet clear and 16 feet to the roof deck
- Year Built & Zone: 1984, Zoned IP (Industrial Park)
- Building size & Lot: 36,270 sq. ft. per assessor's map

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

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