

7 McKay Avenue, Winchester, MA

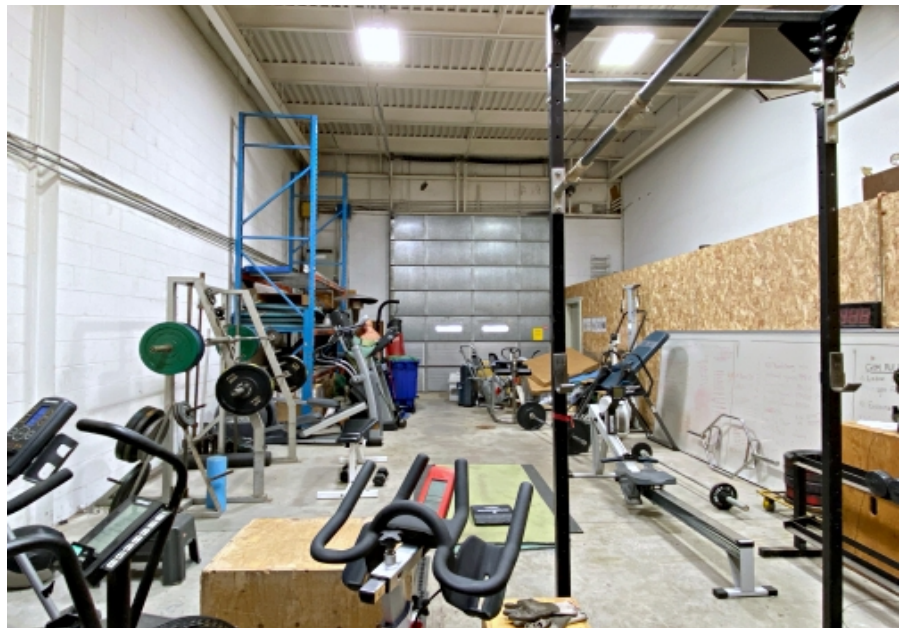


INDUSTRIAL GARAGE WITH OFFICE - FOR LEASE

- **UNIT 3:** 3,650 +/-sf
- 10-12 Room finished Office
- Industrial Garage
- Drive-in door 12'W x 14'H
- Garage ceiling 19'H+/-
- 2 Restrooms
- Zoned: I-L
- Ample on-site daytime parking
- Located approximately 1 mile from Winchester Center.
- \$18.50 per sf nnn

Nets: \$6.36/sf (2024), include heat, electric, snow removal, water, insurance, and real estate taxes.

Unit 3 is 9.05% of the building.



Edward Carbone, CCIM

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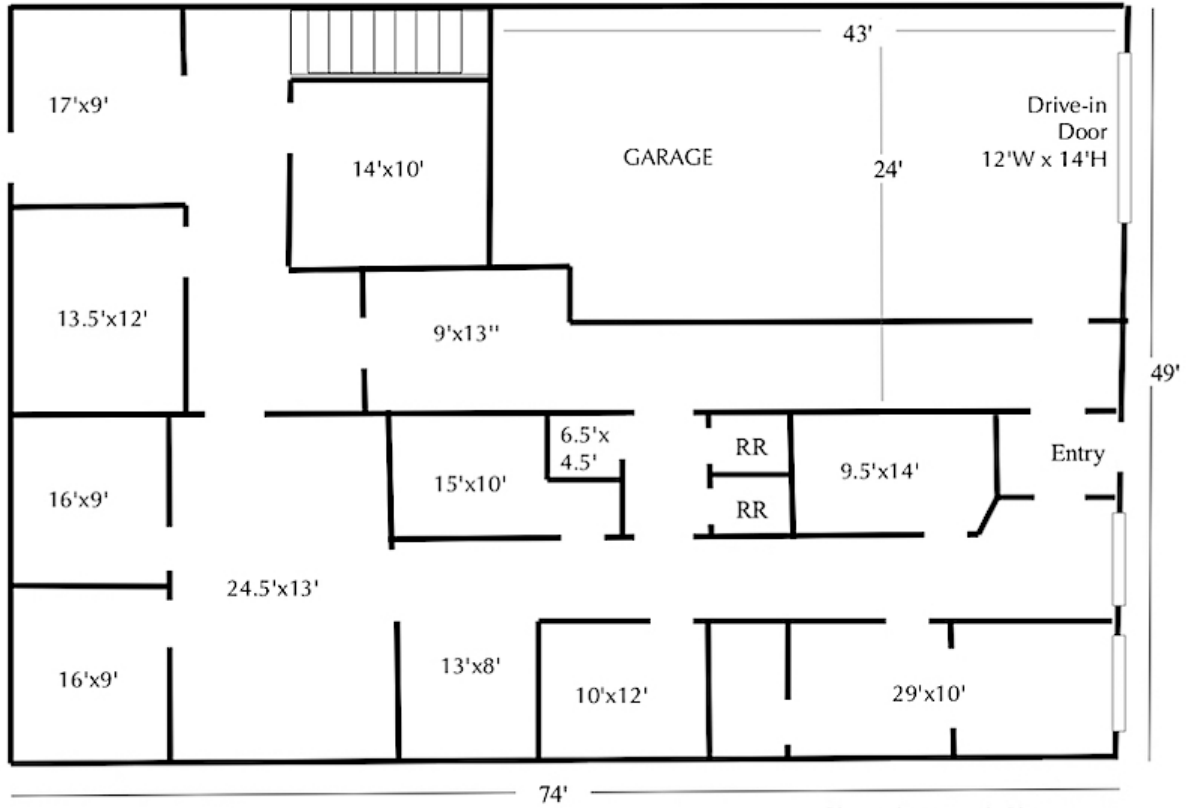
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