NEWTONVILLE, MASSACHUSETTS

FOR LEASE

38,000 SF INDUSTRIAL/FLEX



287 NEWTONVILLE AVENUE NEWTONVILLE, MASSACHUSETTS

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287 Newtonville Ave, is a single story, flex/ industrial building consisting of +/- 38,000 SF located in Newton, MA less than a mile off the Mass Pike via exit 17. The property is minutes from the top life science and tech markets of Cambridge, Boston and Waltham. Watertown Square and Newton Corner are within walking distance and offer excellent connectivity to the MBTA network and an abundance of retail and dining amenities. 287 Newtonville Ave offers a suburban appeal with an urban feel being only a ten minute car ride away from Route 128, Downtown Boston and Logan International Airport.

With the multi-million dollar repositioning aimed to kick off Q4 of 2019, the asset will have the ability to accommodate for variety of different uses such as light distribution/ manufacturing, R&D, lab, recreational and creative office for a range of small and midsize tenants.

PROPERTY HIGHLIGHTS

Address	287 Newtonville Avenue Newton, MA
Year Built	2001
Total Site SF	69,900
Available SF	38,000
Construction	Concrete tilt-up
Land Area	1.66 acres
Power	208 Amp @ 205V (upgrade in progress)
Frontage	280'
Vehicle Count	120,000 per day on I-90
Office Area	2,997 SF
Office Area Clear Height	2,997 SF 16′ - 18′
Office Area Clear Height Dock doors	2,997 SF 16' - 18' 3 dock high loading doors with levelers; 2 van height loading doors



Floor Plan



Site Plan





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