



71 LINWOOD STREET

SOMERVILLE, MASSACHUSETTS

INDUSTRIAL BUILDING FOR LEASE

18,848 SF | AVAILABLE IMMEDIATELY

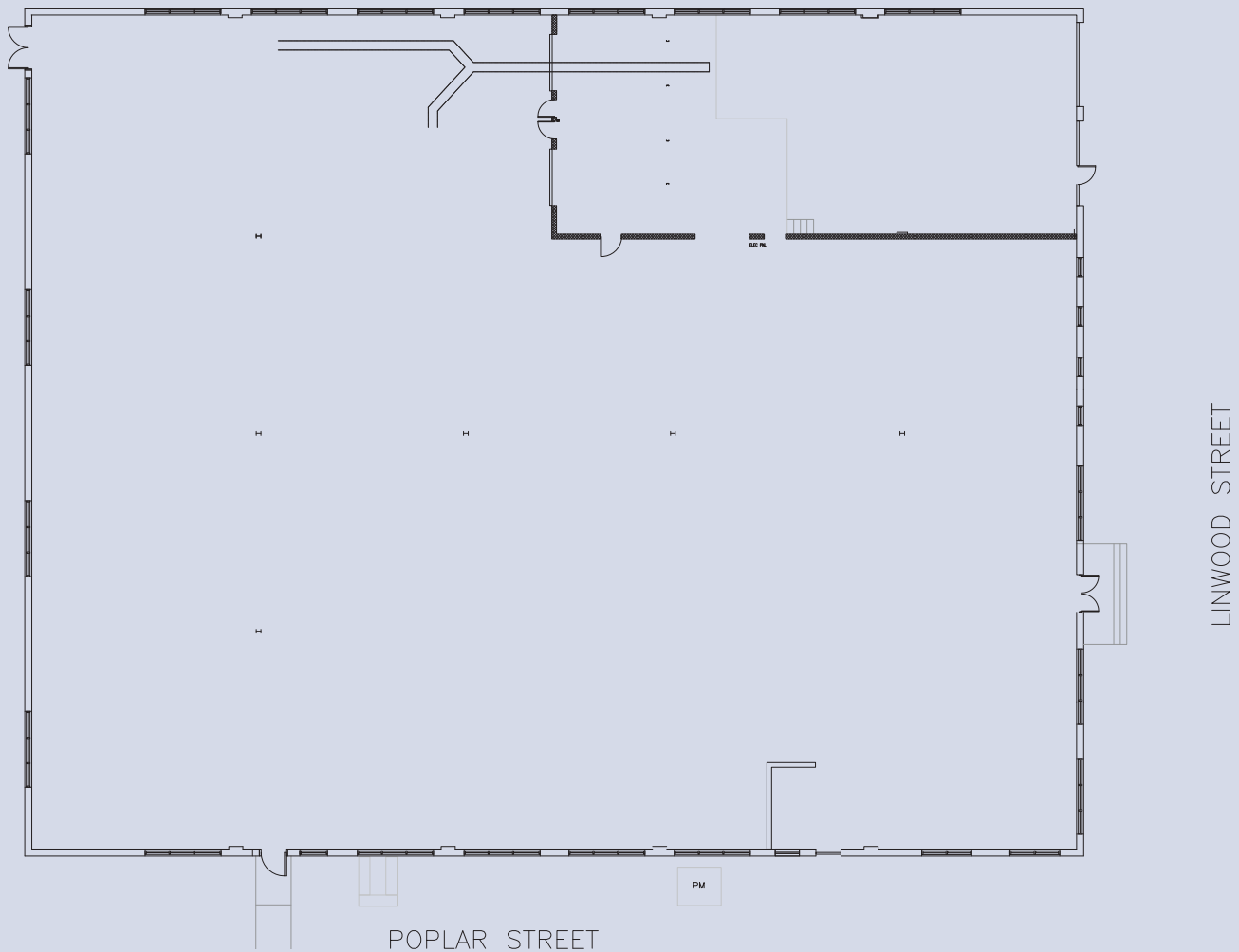
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SOMERVILLE, MA

SPECIFICATIONS

TOTAL SIZE	18,848 SF	LOADING	Two loading docks (internal)
AVAILABLE SPACE	18,848 SF	ROOF	T&G/Rubber
AVAILABLE	Immediately	UTILITIES	Gas: NSTAR Electric: NSTAR Water/Sewer: City of Somerville
BUILDING TYPE	Industrial	SPRINKLERS	100% wet throughout
ZONING	IA	TYPE OF LEASE	Modified gross
PARKING	25 on-site spaces	RENTAL RATE	\$8.95/SF
CLEAR HEIGHT	16'		
COLUMN SPACING	30' x 30'		

FLOOR PLAN



71 Linwood Street is an 18,848-square foot, brick industrial building located right off Route 28/McGrath Highway in Somerville, Massachusetts. It offers two internal loading docks, 16-foot clear height, 30' x 30' column spacing, and 25 on-site parking spaces. 71 Linwood Street is one mile from I-93, two miles from Route 1, and less than ten minutes from Logan International Airport. All of New England is readily accessible from this location.

71 Linwood Street also enjoys the rich amenities of Somerville. There are no less than 39 restaurants, coffee shops and fast food emporiums within a half-mile of the building. And the retail stores and restaurants of Charlestown's revitalized City Square area and the Galleria Mall in Cambridge are both within a few minutes.

71 Linwood is easily accessible via car, but it is also convenient to public transportation. MBTA buses from Lechmere, Davis Square, Harvard Square, and Arlington Center pass within a block of the building. And buses from Wellington Station, Sullivan Station and Central Square are just two blocks away.





FOR MORE INFORMATION

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