



41 INNER BELT ROAD

SOMERVILLE, MA

12,000 SF | INDUSTRIAL WAREHOUSE SPACE WITH OUTSIDE STORAGE

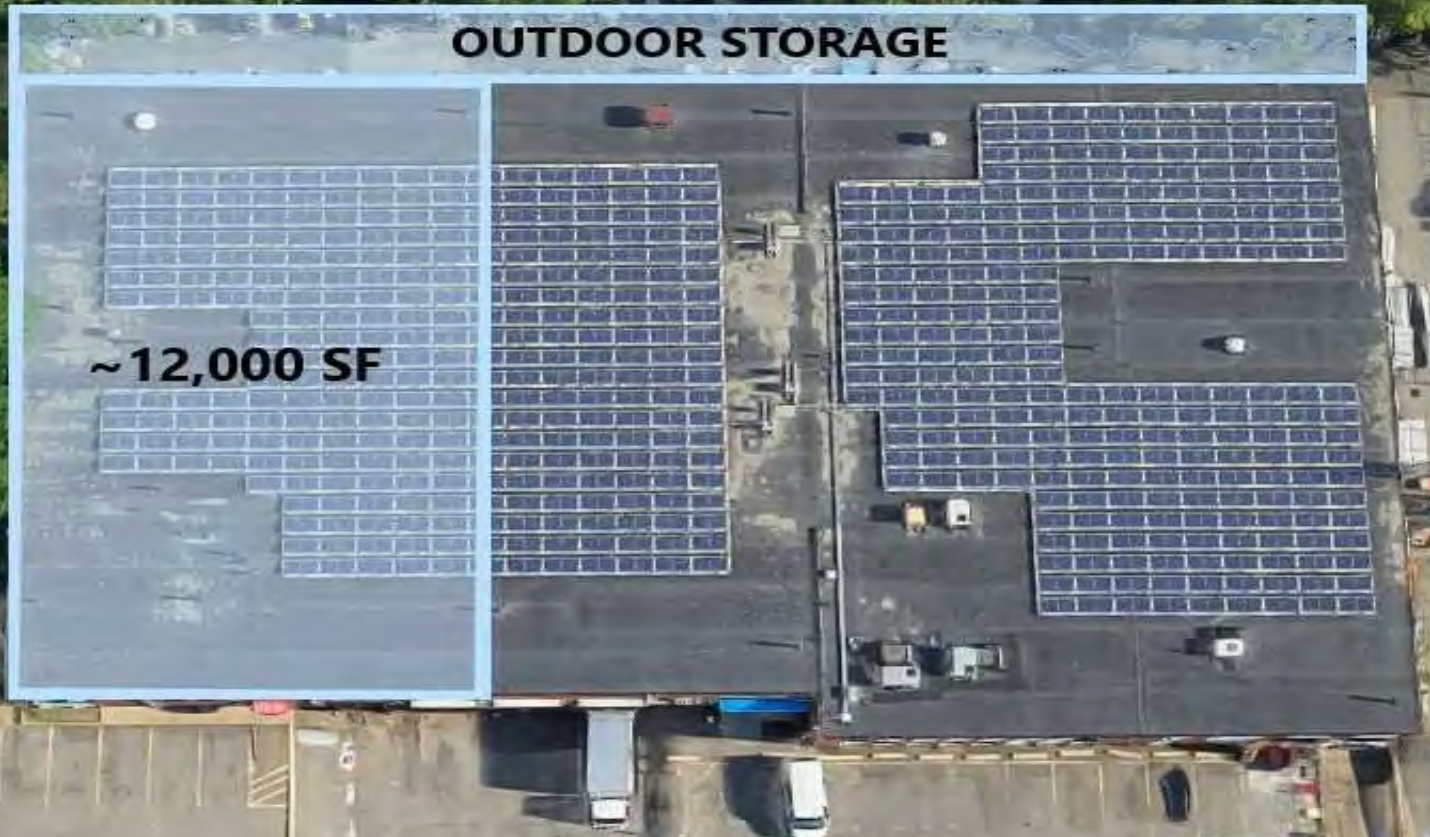
- Convenient access to public transportation
- On-site parking for tenants and visitors
- High-speed internet and advanced technology infrastructure
- Proximity to major highways



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

12,000 SF of Industrial Warehouse Space For Lease

LOCATION DESCRIPTION

Less than a half mile to I-93

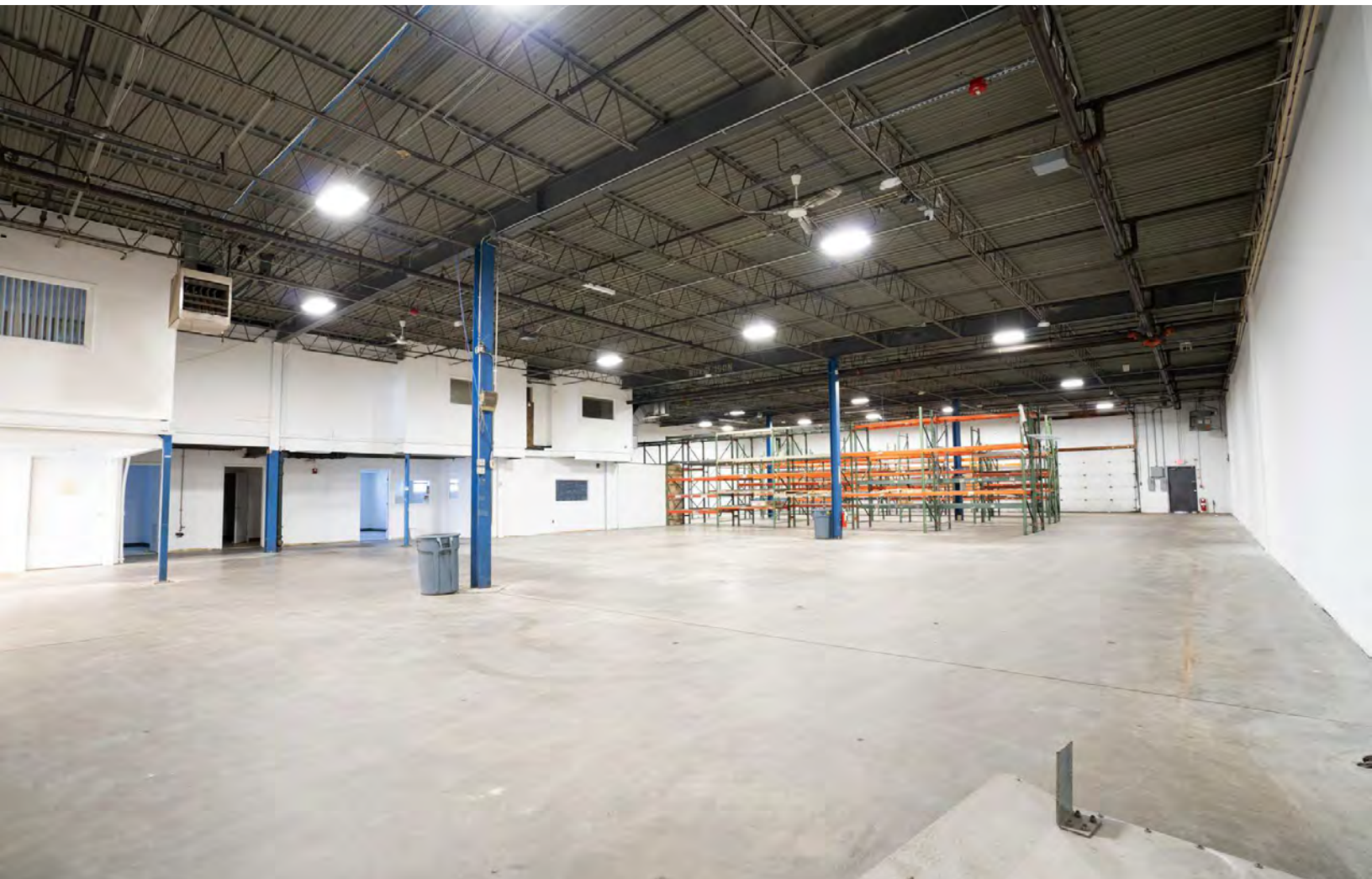
PROPERTY HIGHLIGHTS

- Convenient access to public transportation
- On-site parking for tenants and visitors
- High-speed internet and advanced technology infrastructure
- Proximity to major highways
- Close proximity to Cambridge's Kendall Square and Life Science Hub
- Potential outdoor storage area

PROPERTY SUMMARY

Available SF:	~12,000 SF
Comprised of:	10,500 SF Warehouse 1,500 SF Office
Building Size:	~40,000 SF
Utilities:	Water/Sewer - Municipal Heating Fuel - Gas
Clear Height:	Warehouse - 18'
Loading:	Two (2) Tailboard Docks
Parking Ratio:	~ 0.80/1,000 SF
Lease Rate:	Market

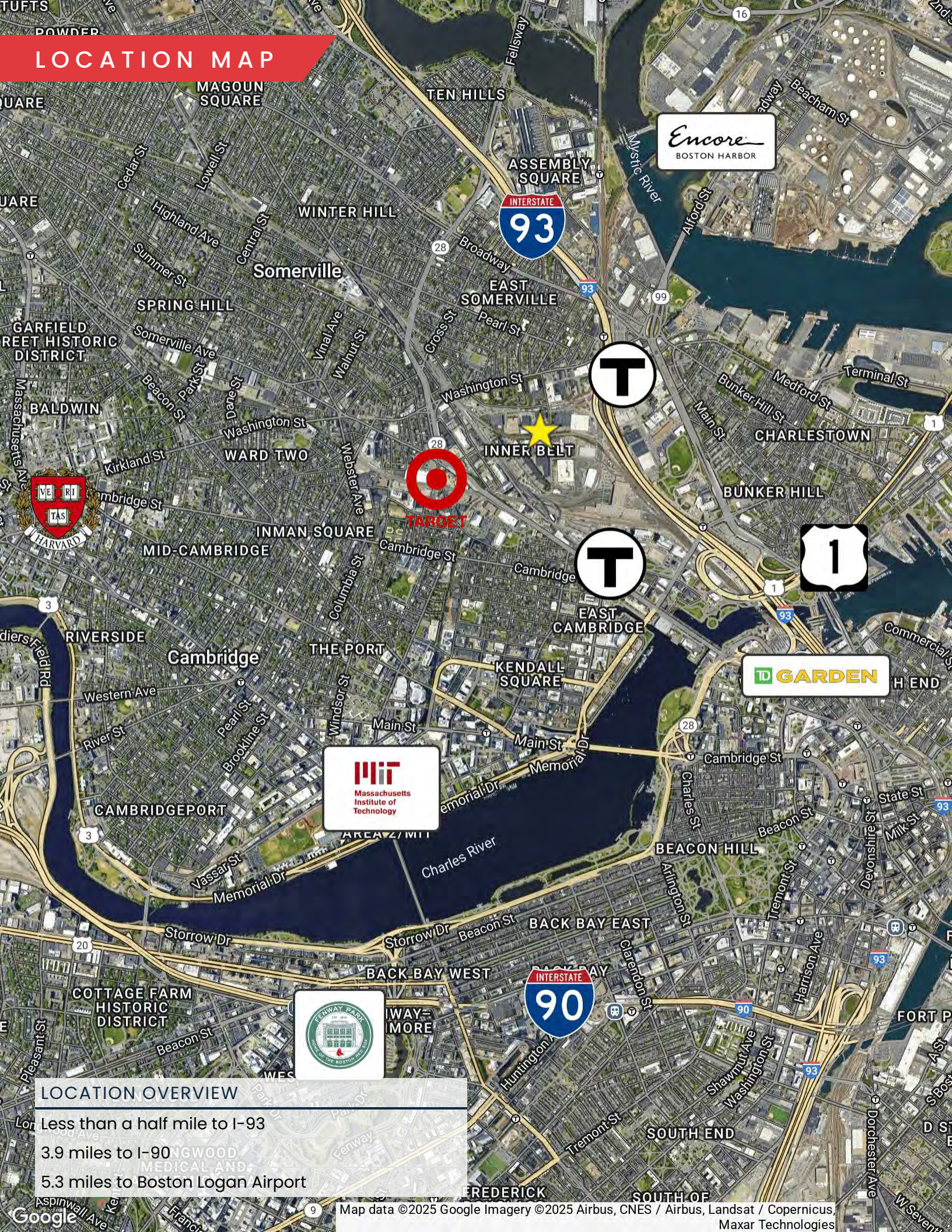
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	208,467	421,139	731,131
Total Population	501,146	1,019,343	1,824,708
Average HH Income	\$147,625	\$140,905	\$151,081



FLOOR PLAN



LOCATION MAP



LOCATION OVERVIEW

- Less than a half mile to I-93
- 3.9 miles to I-90
- 5.3 miles to Boston Logan Airport

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DANNY CRUZ

978.305.0473

danny@stubblebinecompany.com

MICAH STUBBLEBINE

978.265.8101

micah@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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