

TICO INDUSTRIAL PARK



102-A CLEMATIS AVE.

DESCRIPTION:

Warehouse: 5,297

Office: 1,930

SPK: 77

Total area: 7,304

Ceiling height: 25' by 10" to bottom rafter

OH Door Height: Left Bay Door-10 high x 9' 11" wide. Right Garage Door: 10 ft high 9' 11" wide

1 Loading dock, 1 drive in

HVAC: office space only 1,930sf

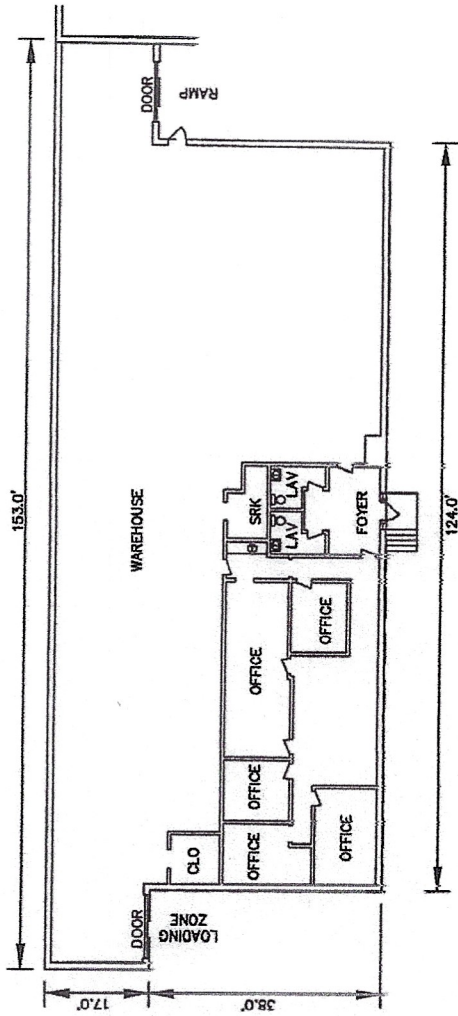
OW Sep: no

Floor drain: no

Parking Spots: 15

Earliest Availability: 6/1/2026

LEGEND:
LND = LANDING
SPK = SPRINKLER ROOM



LAV/OFFICE = 1,930±S.F.
SPK = 77±S.F.
WAREHOUSE = 5,287±S.F.
TOTAL AREA = 7,304±S.F.

RECORD OWNER:
TICM, INC.

DEED REFERENCE:
BOOK 81605 PAGE 355

PLAN REFERENCE:
PLAN 1040 OF 1988

PLAN OF LAND ~ WALTHAM, MA SHOWING UNIT 102A CLEMATIS AVENUE

DATE: FEBRUARY 15, 2024 SCALE: 1" = 30'

PREPARED BY:

BIBBO BROTHERS AND ASSOCIATES

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RALPH BIBBO, JR. - MANAGER - OWNER

ROBERT BIBBO - P.L.S. - OWNER