



7 MCKAY AVE

WINCHESTER, MA

23,500 SF | FLEX OFFICE SPACE FOR LEASE

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

23,500 of flex/office/industrial space available for lease.

LOCATION DESCRIPTION

Close proximity to Route 2, I-93, and I-95

PROPERTY HIGHLIGHTS

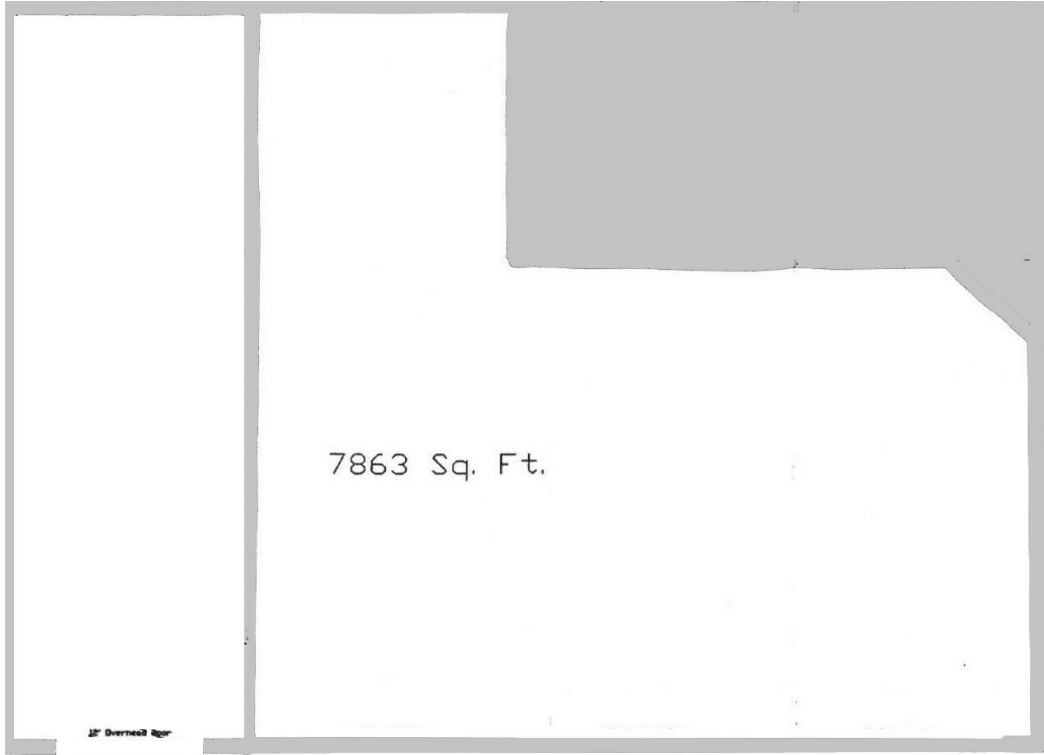
- Conveniently located 2 Miles from I-93 and 3 Miles from I-95
- Less than 1 mile from the Winchester train station
- Ample Parking with over 100 spaces
- Office space is subdivisible
- Less than 10 miles from Downtown Boston
- Ideal for medical office, medical laboratory, professional office, or flex industrial users.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,224 | 39,773 | 162,365 |
| Total Population | 13,709 | 100,419 | 389,864 |
| Average HH Income | \$171,007 | \$148,306 | \$132,733 |

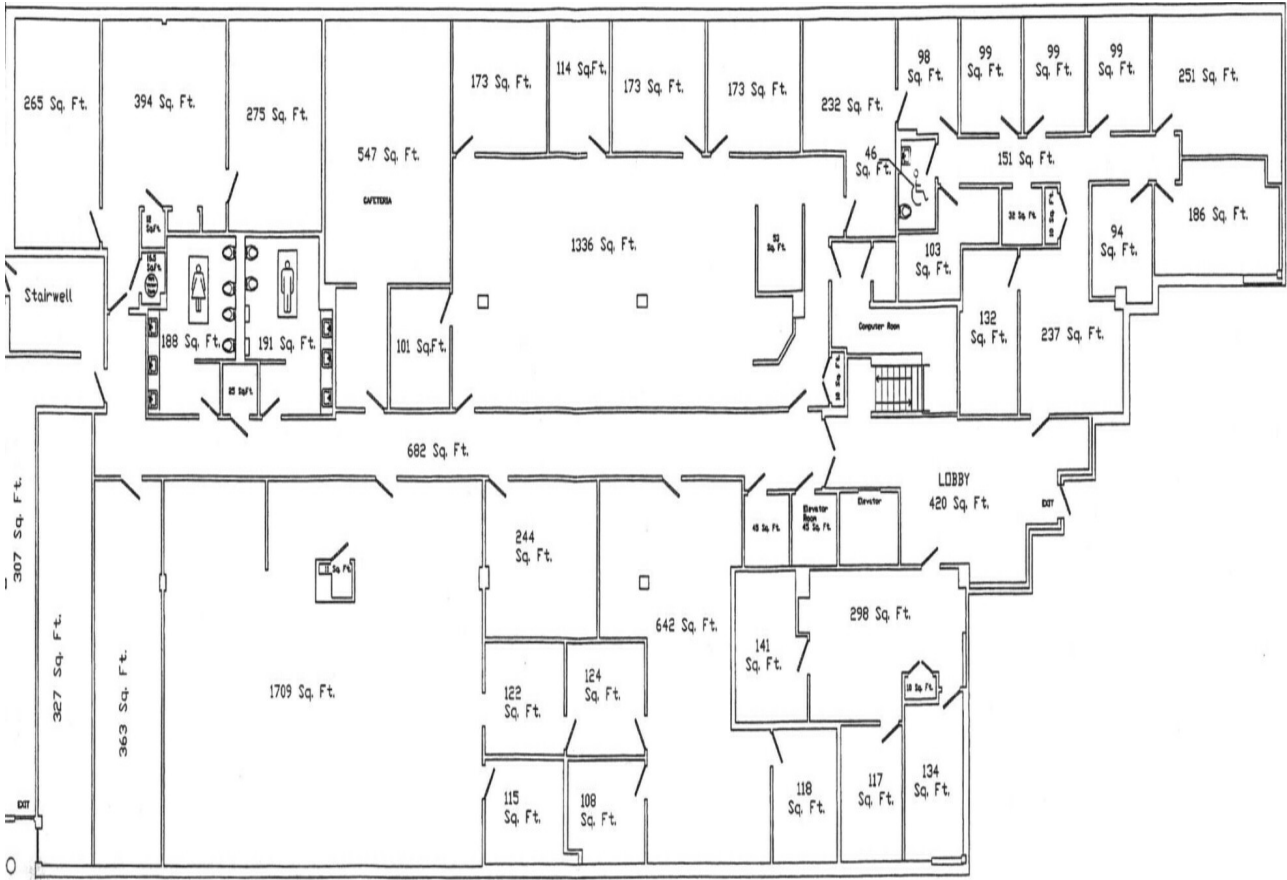
OFFERING SUMMARY

| | |
|-------------------------|-----------------------|
| Building Size: | 46,313 |
| Lot Size: | 3 Acres |
| Total Available SF: | 23,500 SF +/- |
| Office Available: | 13,500 SF +/- |
| Warehouse Available: | 10,000 SF +/- |
| Warehouse Clear Height: | 19' |
| Year Built: | 1986 |
| Zoning Code: | Light Industrial (IL) |
| Loading: | Four (4) Grade Level |
| Utilities: | Municipal |
| Power: | 1,200a - Heavy |
| Sprinklers: | Wet |
| Parking Ratio: | 2.48/1,000 SF |
| Lease Rate: | Market |

FLOOR PLANS



Warehouse - Floor Pan



First Floor Office – Floor Plan

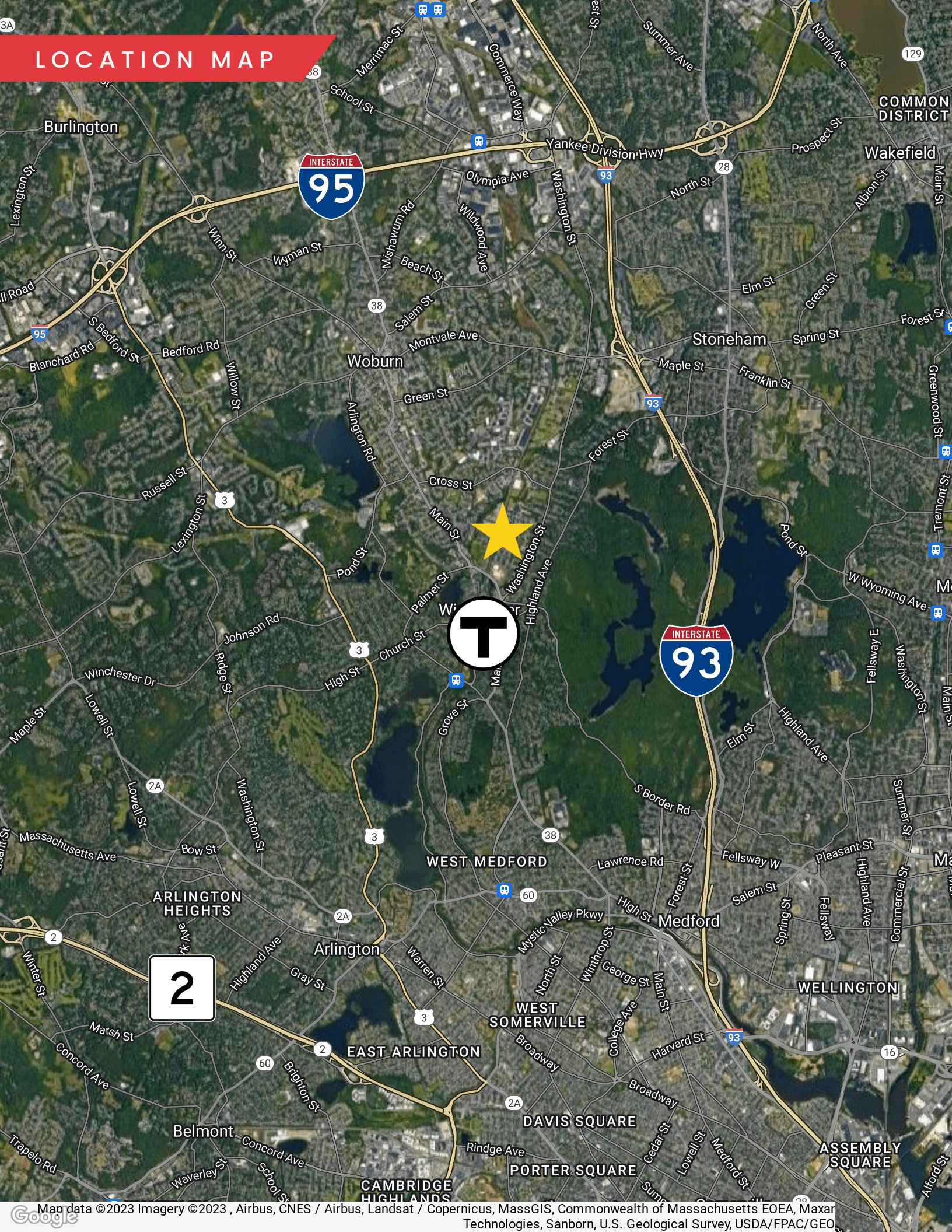
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



7 MCKAY AVE

WINCHESTER, MA

34,000 SF | FLEX OFFICE SPACE FOR LEASE

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