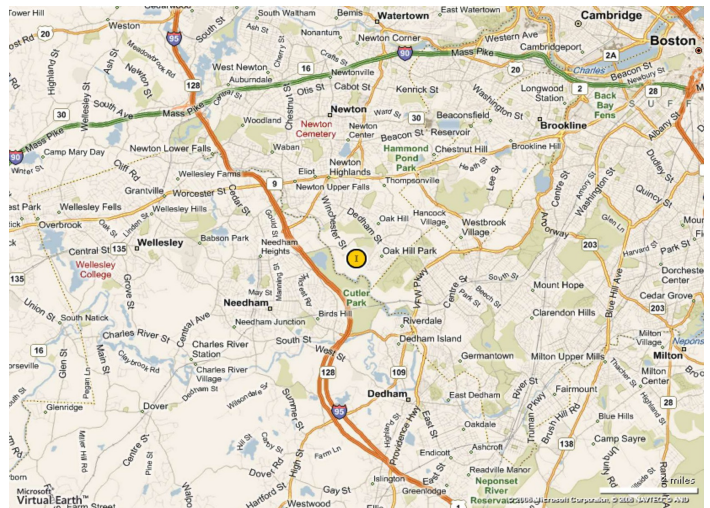


# 159 WELLS AVENUE, NEWTON, MASSACHUSETTS 50,600 SF INDUSTRIAL BUILDING FOR LEASE

Boston Commercial Properties is pleased to present 159 Wells Ave. in Newton, MA for lease. This is a 50,600 sf single story industrial building very well located in close proximity to Route 128, Route 9 and the Mass Pike. This building offers a unique opportunity to lease warehouse, distribution, R&D and fleet storage space in the Route 128 West area.



- Building Size: 50,600 ± sf
- Parcel Size: 4.67 ± acres
- Warehouse Space: 45,600 ± sf
- Office Space: 5,000 ± sf
- Ceiling Height: 16 ft.
- Loading: 4 loading docks & 4 drive in doors
- Fire Protection: Wet sprinkler system
- Construction: Masonry & steel structure
- Bay Spacing: 30 ft. x 32 ft.
- Zoning: LMD (Limited Manufacturing)

**For further information or to schedule a tour, please contact:**

**Warren Brown**  
**Boston Commercial Properties, Inc.**  
**70 Walnut Street, Wellesley, MA 02481**  
**Phone 781-239-8233 Fax 781-239-8133**  
**Email: [warren@bostoncommercialproperties.com](mailto:warren@bostoncommercialproperties.com)**