



# 312 - 326 MYSTIC AVENUE

MEDFORD, MA

*Flex / Industrial*



## Now Available

8,101 - 16,876 SF Available  
Prime Flex/Industrial Opportunity

### Description

- Ideal Flex or Industrial Location
- Commercial Zone
- Ample Parking
- Ceiling up to 16'

### Location

Located in Medford's commercial business district at the intersection of I-93, Routes 38, and 16, in the heart of Greater Boston's Inner Belt:

- 5 minutes to downtown Boston
- 5 minutes to Cambridge
- 5 minutes to I-90 and I-95
- 1/2 mile to Medford Square
- On MBTA bus route with connection to the Orange Line T
- Near MIT, Tufts, Harvard and other major research universities
- Highway visibility possible from I-93

### Demographics

- 23,400 cars pass daily on Mystic Ave.
- 183,237 cars pass daily on I-93
- Population, 2016: 43,309 (1 mile); 349,199 (3 miles); 891,773 (5 miles)
- Total Households, 2016: 17,353 (1 mile); 146,402 (3 miles); 373,699 (5 miles)
- Median HH Income, 2016: \$71,263 (1 mile); \$69,258 (3 miles); \$68,846 (5 miles)



**LOCATION  
CONVENIENCE  
VALUE**

### National Retail Neighbors

Dunkin Donuts | Bank of America | Burger King | Pizza Hut | AutoZone | Public Storage | Sherwin Williams | Staples | Edible Arrangements | Jiffy Lube | Century Bank | CorePower Yoga | Verizon | Johnstone Supply | NorthEast Electrical

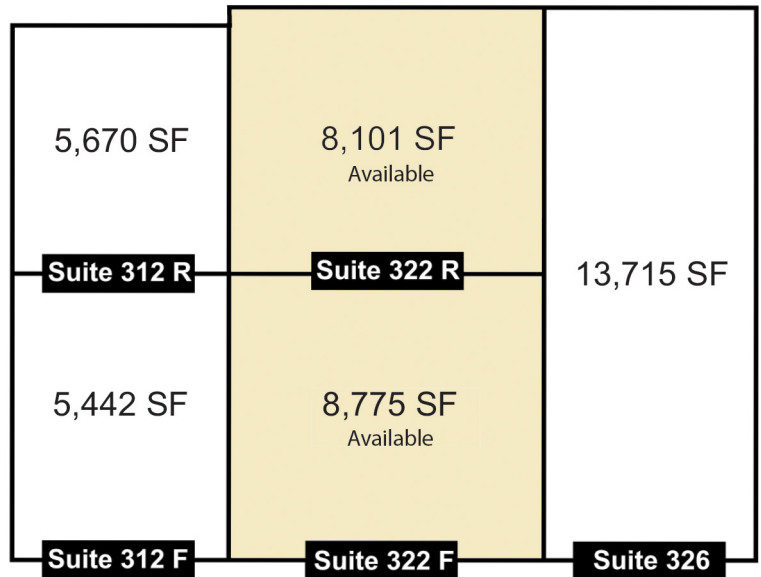
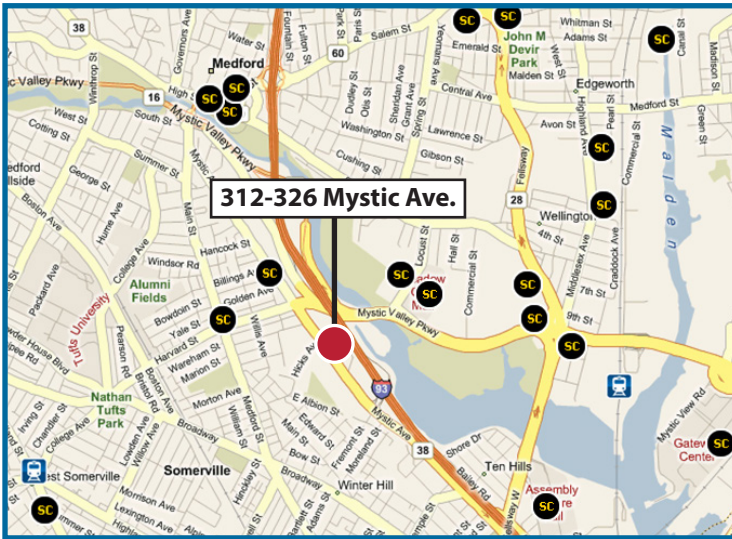




# 312 - 326 MYSTIC AVENUE

MEDFORD, MA

Flex / Industrial



Shopping Center    Transit Line

## SPECIFICATIONS

Highly visible retail space available | Excellent location for national retailer

- |   |   |
|---|---|
| <b>Address:</b> 312-326 Mystic Ave<br>Medford MA, 02155 | <b>Construction:</b> Brick and timber         |
| <b>Available:</b> 8,101 - 16,876 SF                     | <b>Electricity:</b> National Grid             |
| <b>Building total:</b> 41,703 SF                        | <b>Water &amp; Sewer:</b> City of Medford     |
| <b>Loading:</b> 1 tailboard                             | <b>Heat:</b> Heated by oil with gas available |
| <b>Clear Height:</b> Up to 16'                          | <b>Telecom:</b> Fiber available               |
| <b>Roof:</b> Tar and gravel                             |   |



### Contact

Greg Regazzini, SVP, Director of Leasing  
 gregazzini@combinedproperties.com  
 ph: 781.321.7800, ext. 318  
 fax: 781.321.5144  
 www.combinedproperties.com

Creating Better Places to Live and Work.®