

JLL SEE A BRIGHTER WAY

For Sale

±26,000 RSF

Industrial, Flex/R&D Building

137-139 California Street
Newton, MA

26,000 SF Standalone Flex Opportunity

JLL is pleased to offer 137-139 California Street for sale: a single-story, 26,000 SF industrial, flex, and R&D building on 1.01 acres in Newton's Nonantum village. The property sits minutes from Watertown Square, Newton Corner and the Mass Pike, and is equipped with four loading docks, 15'8" clear height, and an open warehouse layout with office space at the front.

137-139 California Street suits both owner-users and investors, with the ability to occupy the building as a whole or split it into two balanced units. The property's Manufacturing zoning, location on the Charles River, and proximity to the Mass Pike, make it a durable long-term hold in an exceptional Newton location.

Key Highlights

- **Potential Two-Unit Layout**
- **15'-8" Clear Height**
- **2 Exterior Tailboard Docks**
- **2 Interior Tailboard Docks**
- **Manufacturing Zoning**
- **15 Min to Downtown Boston**

Building Specifications

Building Size	±26,000 RSF
Lot Size	1.01 Acres
Floors	Single-story
Clear Height	15'8" (to joist)
Loading	Two (2) tailboard docks Two (2) internal tailboard docks
Construction	Masonry



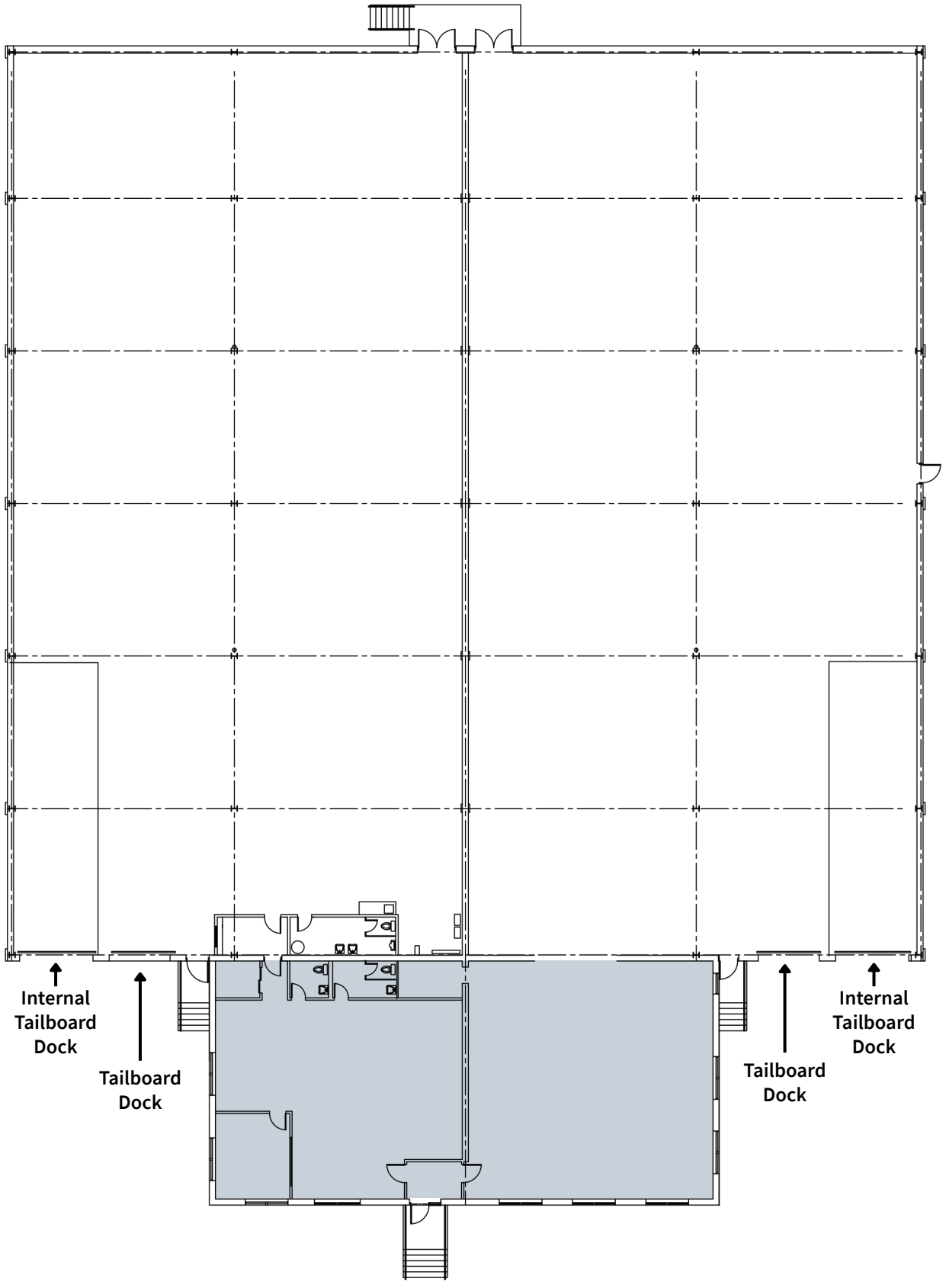


Floor Plan

±26,000 RSF

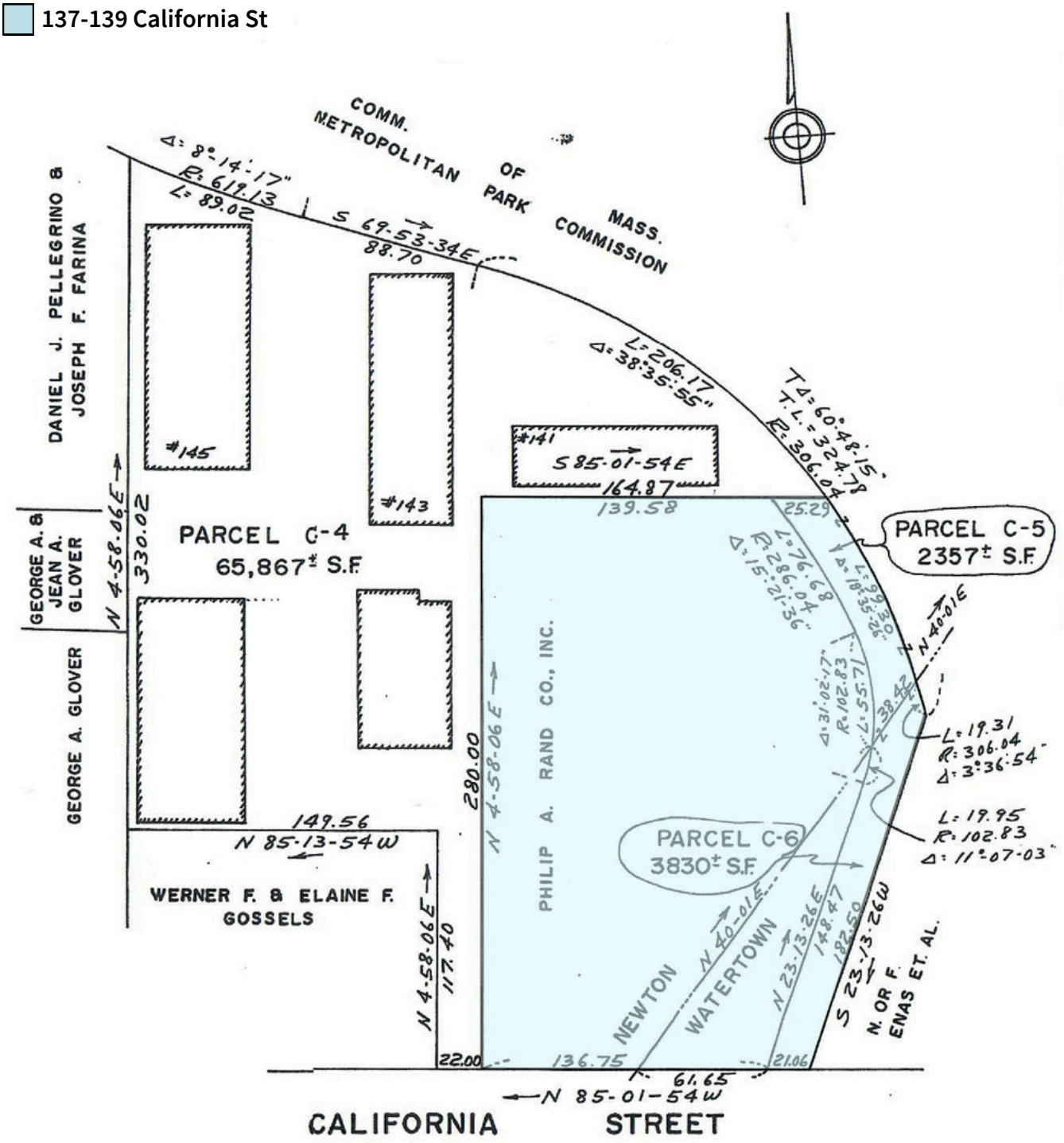
Warehouse

Office



Site Plan

137-139 California St



Sam Crossan
Senior Managing Director
Sam.Crossan@jll.com
+1 978 500 5420

Access & Amenities



Sam Crossan
Senior Managing Director
Sam.Crossan@jll.com
+1 978 500 5420