

# FOR SALE Net Leased Commercial Property



**SUNBELT.**  
RENTALS



# 71 TOPEKA STREET COMMERCIAL PROPERTY IN BOSTON, MA



## Property Details

### Building Details

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List Price:	\$9,500,000
Square Feet:	10,000 SF
Lot Size:	1.25 Acres
Year Built / Renovated:	1990 / 2021

### Property Description

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Zoning:	Commercial
Clear Height:	13.5 Feet
Water/Sewer:	City
Electricity:	600 AMP, 3 Phase, 4-Wire 120/128 Volt
HVAC:	Split system, infrared heaters, electric baseboard
Emergency Generator:	50kw, natural gas
Sprinkler:	Yes

# PROPERTY DESCRIPTION

71 Topeka Street is a 10,000 SF industrial building with 3 drive-in bays, a retail storefront, 1,000 SF of office, and a paved area with approximately 44,000 SF parking/laydown space and a 2-panel billboard leased to a national outdoor media company.





# SUNBELT RENTALS LEASE HIGHLIGHTS



## TRIPLE NET

Lease

**Increasing 2.5 % ANNUALLY**

**1,100+**

Tenant Locations Across U.S. & Canada

## BOSTON CORE

South End Location

**888,007**

Population Within 5 Mile Radius

## GUARANTEED

Corporate Lease

**Remaining Term  
7 Years + Option**



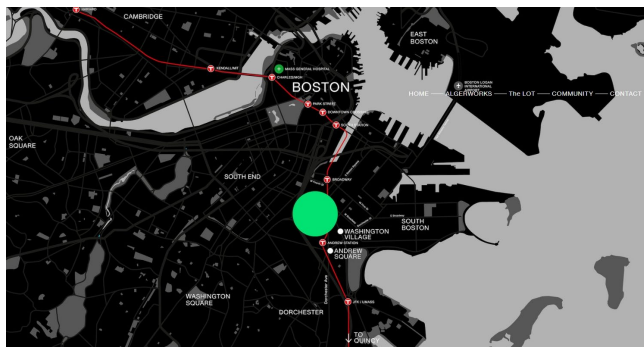
# FUTURE DEVELOPMENT POTENTIAL

- Property is in close proximity to the future 6,000,000 SF Dot Ave Mega-Development which includes On The Dot.
- RECENTLY UPZONED - In January 2024, Boston Zoning Commission approved an amendment which lays out a vision and the tools for Newmarket to serve as a key center of industrial activity and employment for Boston residents.
- The property is approximately 1-mile from Boston's CBD and the city's Back Bay Neighborhood, making it a key location for future development.



## ABOUT US

Core Investments is a Boston-based real estate development and investment company specializing in acquiring and redeveloping urban mixed-use commercial buildings. The portfolio includes multi million dollars of assets under management across the City of Boston and region – including 25+ acres of prime urban land slated for 8-10m SF of future, transit-oriented development on Boston’s largest transit line.



## CONTACT US

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For more information on the seller please visit:

[Welcome to the Core Investments Website | Boston, MA](#)