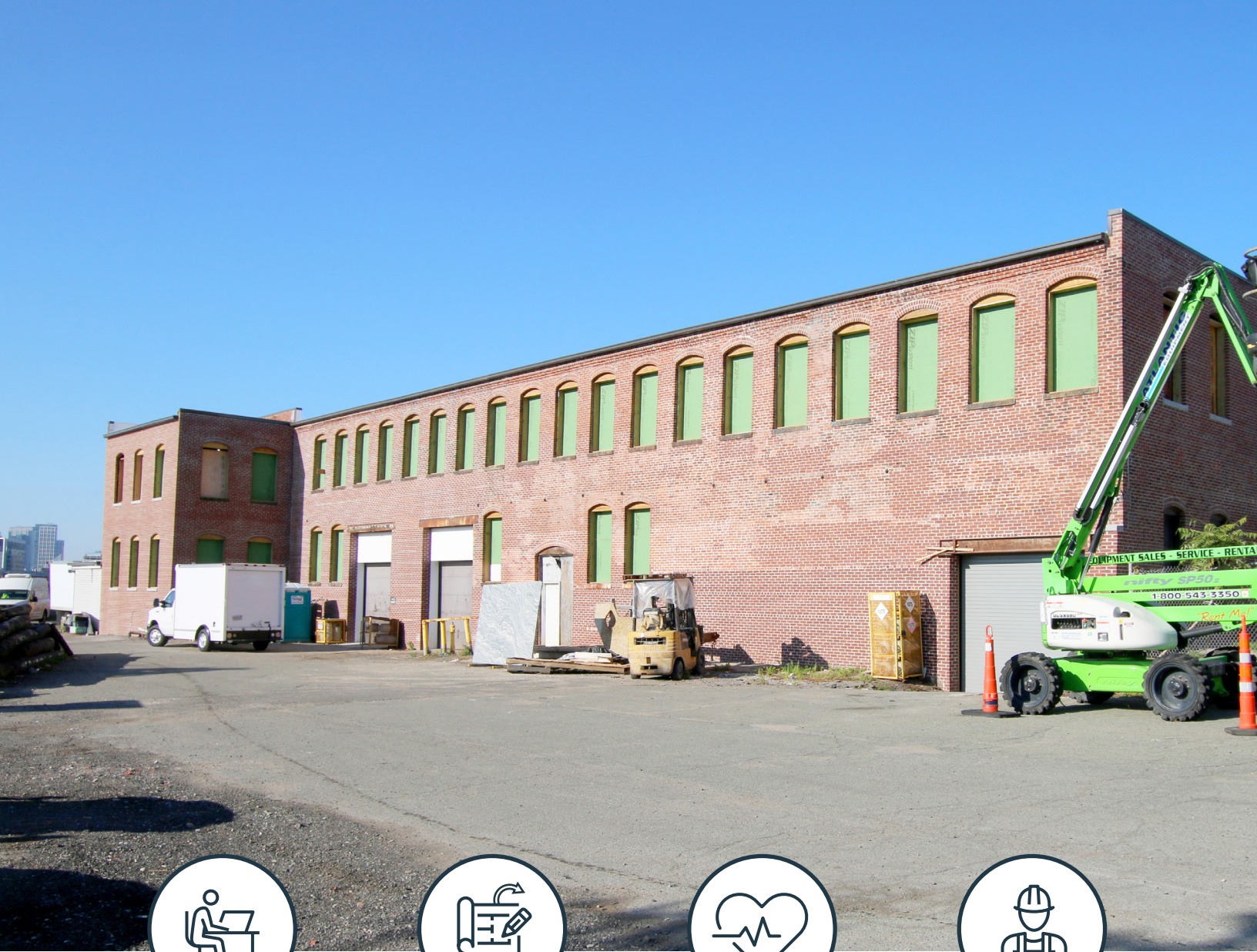


30,248 SF FOR LEASE

31 WINNISIMMET STREET

Chelsea, Massachusetts

BOSTON HARBOR WATERFRONT - SPECTACULAR LOCATION



OFFICE



FLEX



MEDICAL



WAREHOUSE

31 WINNISIMMET STREET

30,248 SF AVAILABLE

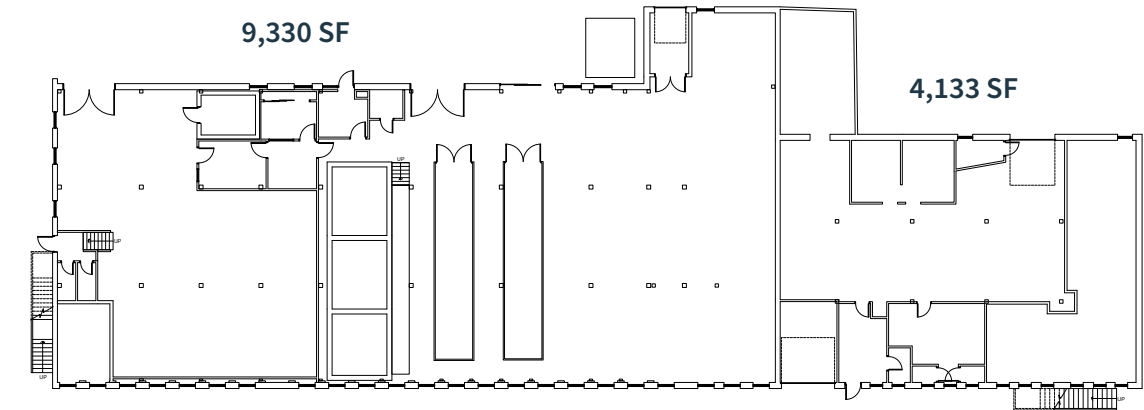
PROPERTY SPECIFICATIONS

PROPERTY TYPE:	Flex/Office	SIGNAGE:	Building signage available
AVAILABLE SF:	Warehouse: 9,330 SF Office: 20,918 SF	LOADING:	Three (3) Loading Docks
LAND:	2.73 acres	CEILING HEIGHT:	16' in Warehouse Area
YEAR BUILT:	1890	HVAC:	Fully Air Conditioned Office Heated Warehouse
ZONING:	Waterfront	AIR CONDITIONING:	Office/Flex Areas
PARKING:	65 Spaces	SPRINKLERS:	Dry Sprinkler System
R.E. TAX:	\$1.82/SF	COLUMN SPACING:	30' w x 40'
CAM:	\$3.00/SF	POWER:	3,000 amps; 3-phase
LEASE RATE:	Negotiable	ROOF:	Rubber Membrane
LOCATION:	Immediate Access to Route I-93 Waterfront Location	UTILITIES:	Electricity: Eversource Gas: Eversource Water/Sewer: City of Chelsea

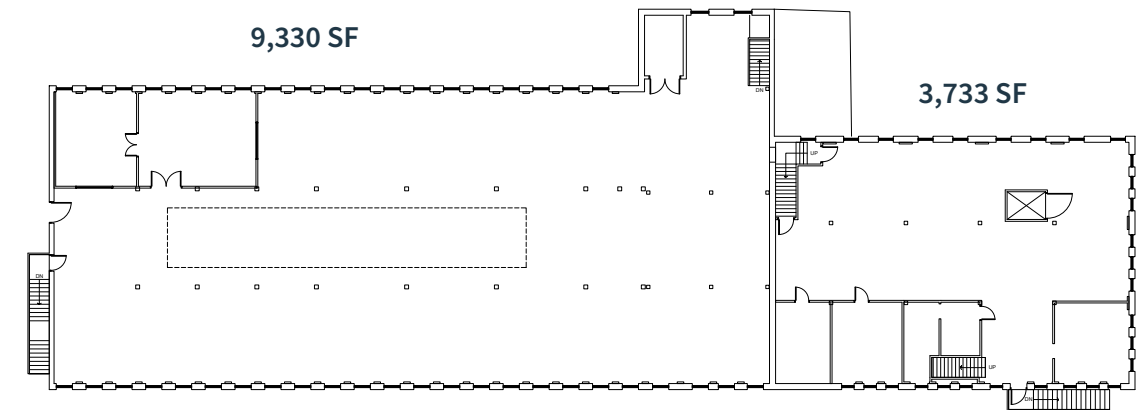
FLOOR PLANS

NORTH BUILDING

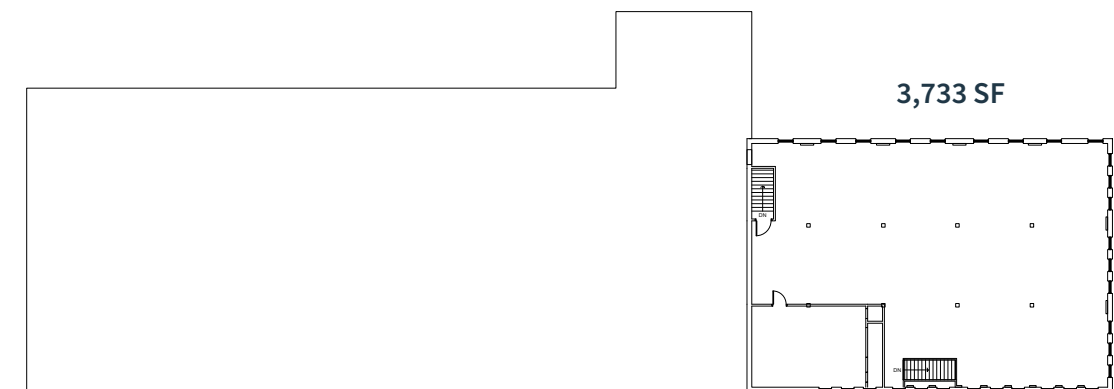
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL





31 WINNISIMMET STREET

Chelsea, Massachusetts

TO ARRANGE A TOUR, PLEASE CONTACT:

TREY AGNEW
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tagnew@hunnemanre.com



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