

FOR SALE

# 50b PARK STREET

DORCHESTER, MA



**VERSATILE 20,500 SF FLEX BUILDING**  
IDEAL FOR A VALUE-ADD INVESTOR OR OWNER-USER

**AVISON  
YOUNG**



# OFFERING SUMMARY

Avison Young, as exclusive agent, is pleased to offer for sale 50B Park Street, a 20,500 SF flex building ideally located in Dorchester, Massachusetts. Originally constructed as a manufacturing and warehousing facility with long-term adaptability in mind, the property is currently configured as office space and is fully vacant and move-in ready following the recent departure of a long-term government tenant in July 2025. Easily convertible to its original uses as flex or industrial, 50B Park Street is in excellent overall condition and provides the rare opportunity for a tenant or owner-user to establish a full building identity in Boston's supply constrained urban industrial market.

## HIGHLIGHTS

### HIGHLY ACCESSIBLE

Less than a half mile from I-93 and the MBTA Red Line's Fields Corner station, 50B Park Street provides a strategic location only four miles from Downtown Boston with excellent connectivity to major roadways including I-90, I-95 and Route 3.

### DESIRABLE URBAN INFILL LOCATION

50B Park Street is situated within the Alsen Mapes Industrial Park, one of the last remaining industrial pockets of Urban Boston, offering proximity to a dense population base and skilled labor pool.

### MOVE-IN READY

Recently vacated by a long-term tenant, 50B Park Street is currently built-out as office space with 120 private offices, four restrooms, and modern finishes.

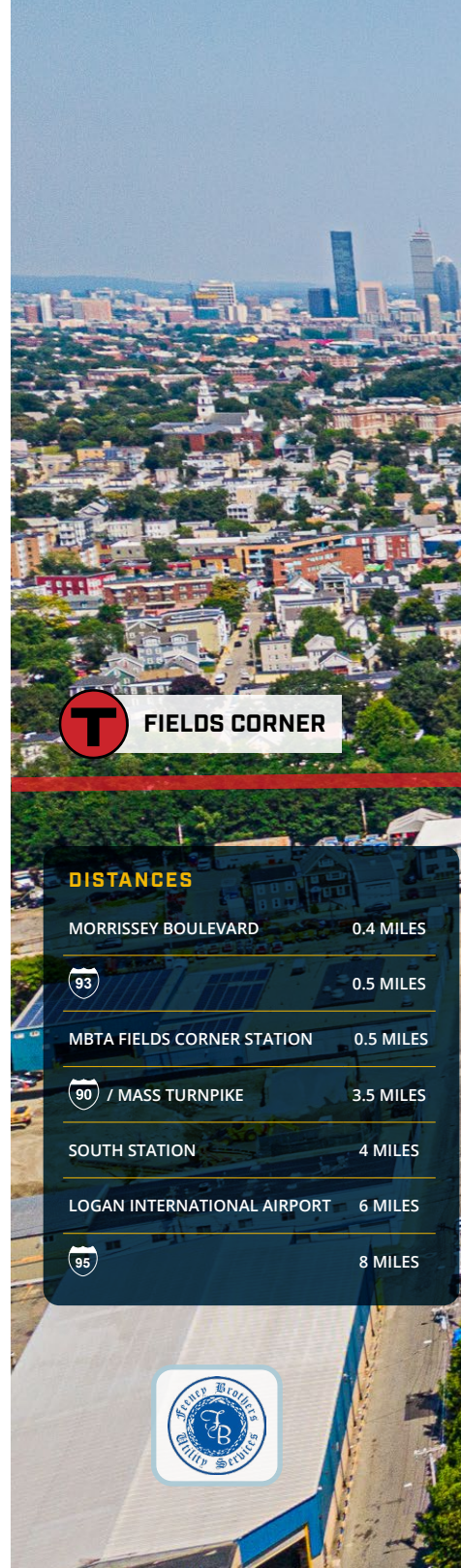
### FLEXIBLE LAYOUT

Featuring +/- 14' clear heights, 2 loading doors, 89 parking spaces, and ample power, the building has a versatile layout that is easily convertible to light industrial, warehouse or hybrid flex office/industrial uses.

### RECENT CAPITAL UPGRADES

The property was significantly renovated and modernized over the past year including a new rubber membrane roof, repaved parking lot, energy efficient LED lighting, and new carpeting, ceiling tiles, and fresh paint throughout.

50B Park Street is being offered without an asking Price. For more details or to access our full Offering Memorandum, please contact a member of the Avison Young Sales Team.



**20,500**  
SQUARE FEET





DOWNTOWN BOSTON

SAVIN HILL



ROYAL LABEL



AUTOPART  
INTERNATIONAL



IUEC LOCAL  
International Union Of Elevator Constructors - Boston & F



NEWLY  
**VACANT**  
BUILDING



**1984**  
CONSTRUCTION



**2**  
LOADING DOCKS



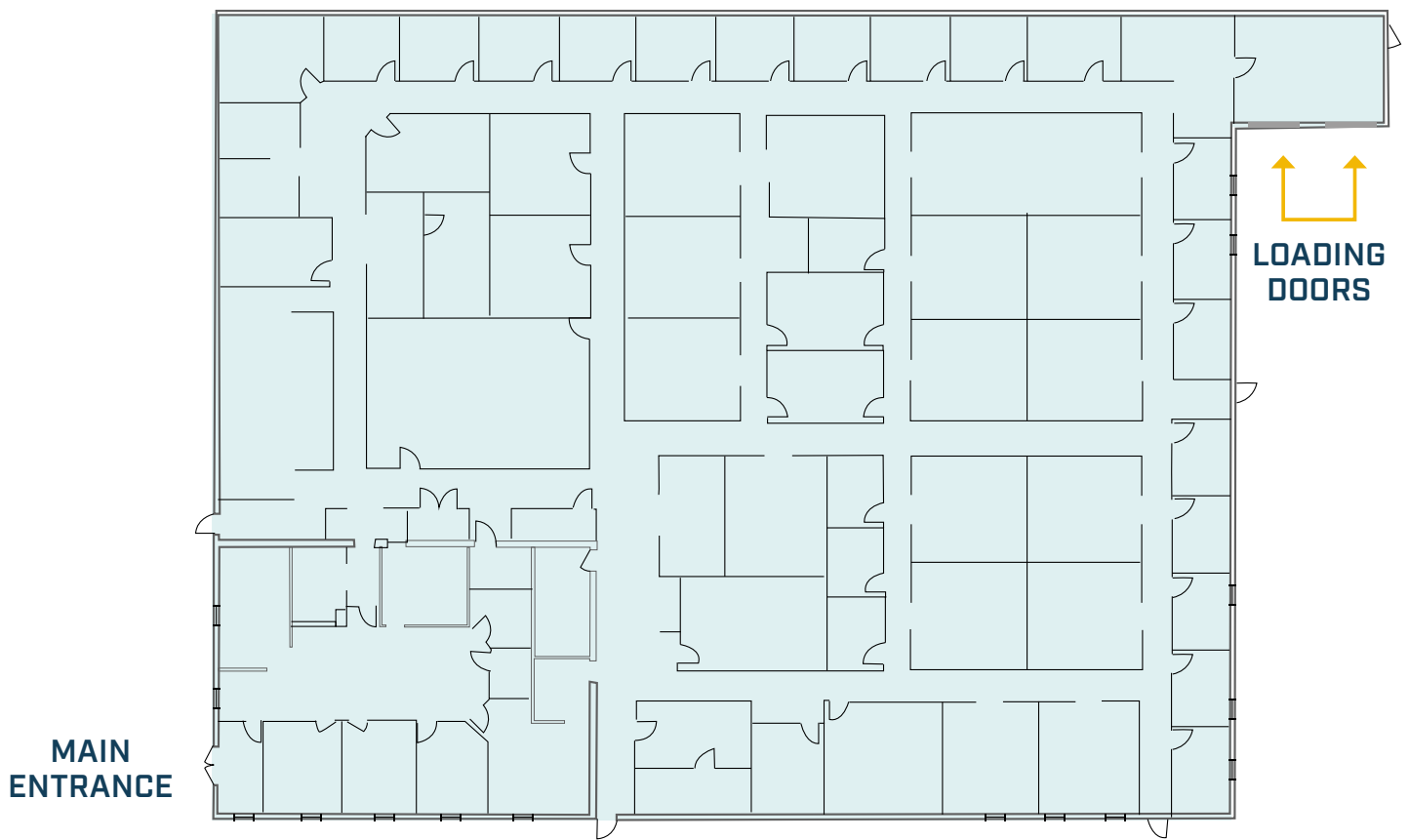
**+/- 14'**  
CLEAR HEIGHTS



**89**  
PARKING SPACES

AVISON YOUNG





FOR MORE INFORMATION PLEASE CONTACT A MEMBER OF THE AVISON YOUNG CAPITAL MARKETS TEAM:

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