

225

SOUTHAMPTON STREET

28,740 SF MANUFACTURING/
PRODUCTION SPACE



PMS

**Perishable
Management
Services, LLC**

**Industrial
and Commercial
Real Estate**

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PROPERTY SPECIFICATIONS

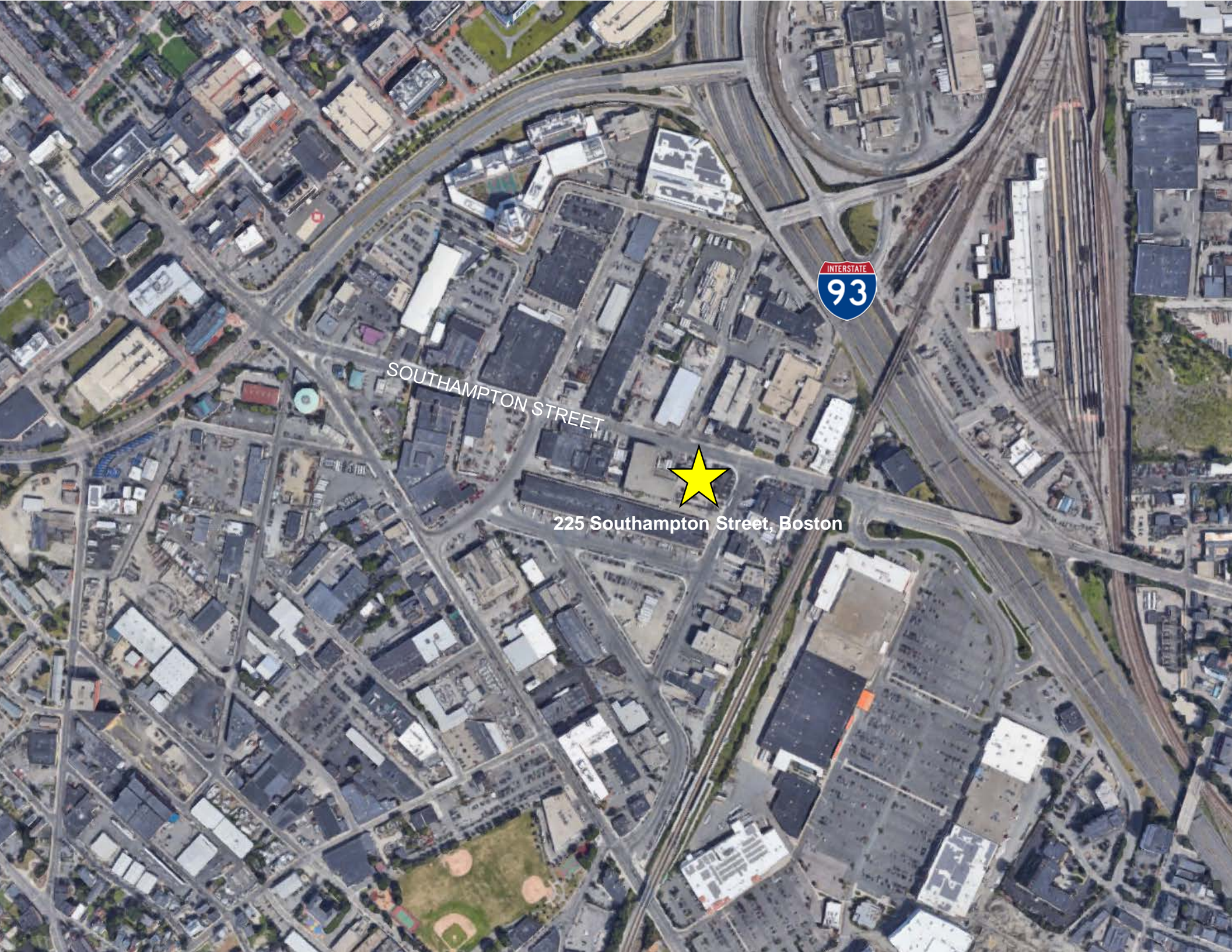
Square Feet	+/- 50,000 SF
Number of Floors	Varies between 1 & 3
Parking	Paved, open surface; 40 spaces (.51 per 1,000 SF)
Year Constructed	1950 / Renovated in 1994
Structural Frame	Steel Frame
Foundation	Poured Concrete
Exterior Walls	Masonry & Steel
Interior Walls	Drywall in the office space. Food-quality plastic in the cooler and production areas. Unfinished in the warehouse space.
Windows	Fixed casement
Roof	Flat rubber membrane on insulated metal decking. The roof above the office area was replaced in 2013.
Ceiling Heights	Production – 15' Warehouse – 40'
Bay Spacing Freezer	70' X 100' (The bays are 5 high and capacity is 3,000 pallet positions)
Production, Office & Shipping	20' X 21'

BUILDING SYSTEMS

Electrical	2,000 amp main with 600 volt, 3 phase service; there is a back-up generator on site
Emergency Power	One 250 KVA natural gas fired emergency generator
Lighting	Inset florescent with some specialty lighting
HVAC	Gas-fired hot air; Cooling is provided by chilled water to ceiling mounted fan coil units. There are seven (7) roof-top units (RTUs)
Refrigeration	Ammonia-based, multi-compressor system
Plumbing	Floor drains throughout the food processing areas
Fire/Life Safety	Fully dry sprinklered and alarmed
Elevator(s)	Two (2) elevators; one (1) passenger elevator with 2,500 lb capacity and one (1) freight elevator with 6,000 lb capacity

PROPERTY DESCRIPTION

Property	225 Southampton Street, Boston, MA
Property Type	Industrial Cold Storage/Food Processing
Land Area	1.85 acres (80,593 SF)
Parcel ID #	0801021050 & 0801021061
Zoning	I-2; General Industrial
Permitted Uses	Religious and educational, retail businesses, department stores, service establishments, professional offices and banks, warehousing, R&D, manufacturing



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225 Southampton Street, Boston





NEWMARKET SQUARE

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