CP CHELSEA POINT
250 MARGINAL STREET

Brand New High-Bay Urban Industrial Development & Airport Logistics Hub

CONSTRUCTION COMPLETE
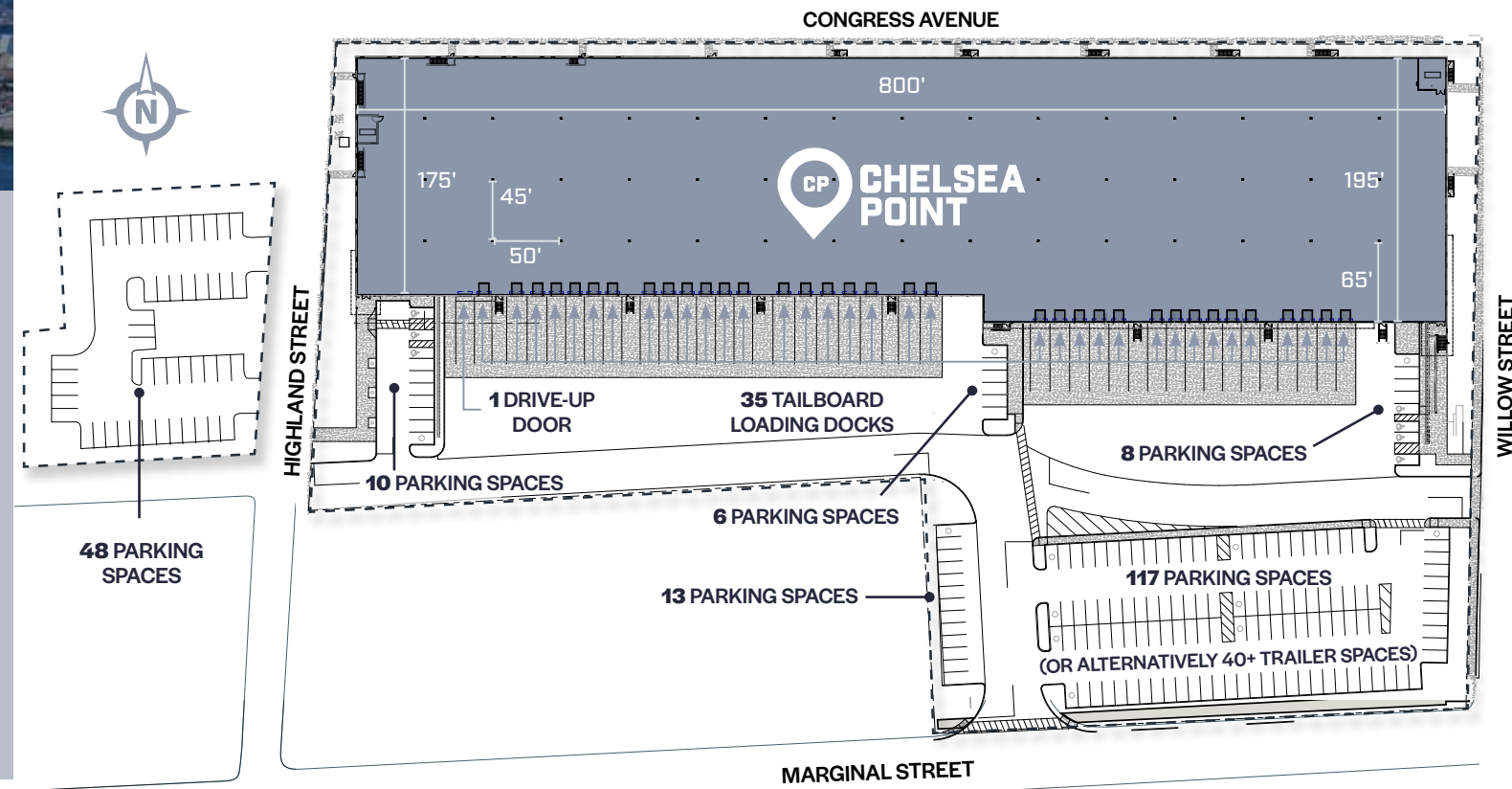
Hines   JLL

AVAILABLE FOR LEASE **±146,409 SF**

SEAPORT DISTRICT
FINANCIAL DISTRICT
BACK BAY
LOGAN INTERNATIONAL AIRPORT
EAST BOSTON

UNPARALLELED ACCESS
RT 1/1A, I-90 & I-93

1.82M
POPULATION (26% OF TOTAL MA POPULATION) WITHIN 10 MILES

$143K
AVERAGE HOUSEHOLD INCOME WITHIN A 10 MILE RADIUS

AIRPORT
LOGISTICS HUB

Site Plan

±146,409 SF

CONGRESS AVENUE

800'

175'   45'   195'

50'

CP CHELSEA POINT

65'

HIGHLAND STREET

WILLOW STREET

1 DRIVE-UP DOOR   35 TAILBOARD LOADING DOCKS

8 PARKING SPACES

10 PARKING SPACES

6 PARKING SPACES

48 PARKING SPACES

13 PARKING SPACES

117 PARKING SPACES

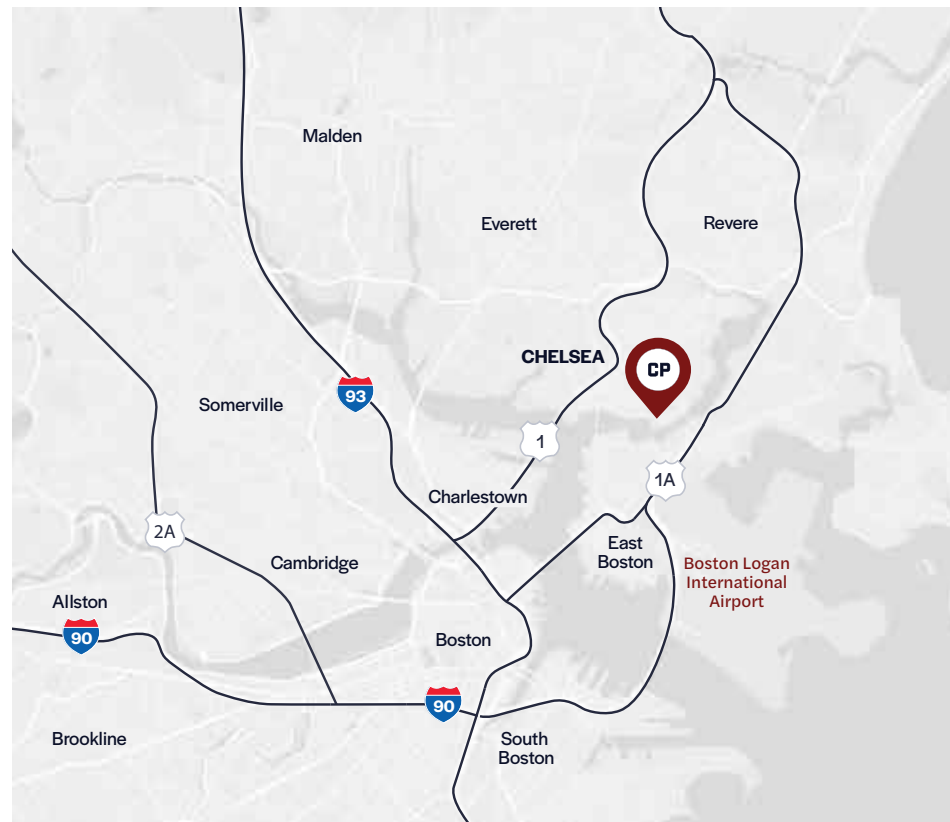(OR ALTERNATIVELY 40+ TRAILER SPACES)

MARGINAL STREET

Urban Infill Location

On behalf of Hines, JLL is excited to bring your attention to Chelsea Point, a ±146,409 SF Class A under construction, urban high-bay warehouse at 250 Marginal Street in Chelsea, Massachusetts. Located just 2.5 miles north of Boston's CBD, Chelsea Point provides direct access to all neighborhoods and suburbs of Boston as well as Logan Airport, with unparalleled proximity to Route 1/1A and Interstate 90 (Mass Turnpike) and Interstate 93.

CORPORATE NEIGHBORS INCLUDE:

- JetBlue
- Delta
- Forward Air
- Gate Gourmet
- FedEx
- Bradford Airport Logistics
- LSG Sky Chefs
- Adcom Worldwide
- Channel Fish Company
- Baldor Specialty Foods
- Radius International
- Eagle Air Freight

Malden

Everett   Revere

CHELSEA   CP

Somerville   93

Charlestown   1

2A   1A

Cambridge   East Boston

Allston   90   Boston Logan International Airport

Brookline   Boston

90   South Boston

BUILDING SPECIFICATIONS

Total Building Size	±146,409 SF
Office	To Suit
Clear Height	36'
Column Spacing	45' x 50' with typical 65' speed bay
Loading	35 tailboard loading docks & 1 drive-up door
Building Dimensions	195' x 800'
Auto / Trailer Parking	±1.38/1,000 SF (202 spaces); alternative trailer parking available
Roof	60-mil white TPO; solar ready
Truck Court Depth	130'+
Construction	Insulated, precast concrete walls
Floor	7" thick reinforced concrete
Electrical	3,000 amps, 277/480 volt, 3 phase, 4-wire
Fire Suppression	ESFR
Lighting	LED
Targeting LEED Certification	

UTILITIES

Gas	National Grid
Electricity	Eversource
Water/Sewer	City of Chelsea

Hines   CP CHELSEA POINT   JLL

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CP CHELSEA POINT

Contact Us

FOR MORE INFORMATION ON THIS
TREMENDOUS OPPORTUNITY

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