

66,000 SF BUILDING | AVAILABLE FOR LEASE



TRANSFORMABLE BUILDING. EMERGING MARKET. UNBEATABLE LOCATION | DIRECTLY OFF OF ROUTE 93 | MINUTES FROM THE ORANGE LINE | AMENITY RICH AREA



SAMPLE PERMITTED USES:

- Manufacturing, including assembly, fabrication and processing and reprocessing of materials
- Research and testing laboratory
- Wholesale bakery or food processing plant, or brew pub

SPECIAL PERMIT:

- Trade, professional or other school operated as a gainful business
- Medical office
- Business, professional, or governmental office

160 Federal Street Boston, MA 02110 617 330 8000 colliers.com/boston



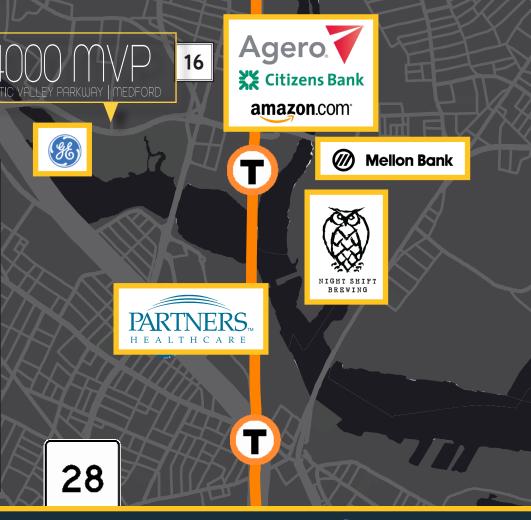
SURROUNDED BY AMENITIES



CORPORATE NEIGHBORS

BUILDING SPECIFICATIONS

Site: 2.8 acres Building: 66,000 SF Ceiling Height: 14 feet Power: 1000 amps 480/277 Docks: Six tailboards Parking: 97 spaces (including loading area) Water/Sewer: City Zoning: Industrial (I)



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HIGHLY ACCESSIBLE



- MBTA Bus 134 to Wellington Station stop is in front of building
- 13-Minute Walk to Wellington MBTA (Orange Line)
- 14-Minute drive to Logan International Airport

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