



# 4000 MVP

MYSTIC VALLEY PARKWAY | MEDFORD

## 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

- Stop&Shop
- DUNKIN' DONUTS
- the paper store
- Panera BREAD
- CHIPOTLES MEXICAN BOWL
- ALDI
- EUROPEAN WAX CENTER
- CVS pharmacy
- PET SUPPLIES PLUS
- planet fitness

- Walgreens
- T-Mobile
- Starbucks COFFEE
- AC HOTELS MARRIOTT
- FedEx Office
- MARGARITAS Mexican Restaurant
- FIVE GUYS BURGERS and FRIES
- Qdoba MEXICAN GRILL
- BSC boston sports clubs

- TARGET
- COSTCO WHOLESALE
- THE HOME DEPOT
- FRIDAYS
- Panera BREAD
- PET SMART
- OLD NAVY
- ULTA BEAUTY

Encore  
BOSTON HARBOR

4000 MVP  
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Wegmans

PARTNERS  
HEALTHCARE

- STAPLES
- Tony C's
- TRADER JOE'S
- THE HOME DEPOT
- Kmart
- Christmas Tree Shops
- Saks Fifth Avenue
- BANANA REPUBLIC
- J.CREW
- PAPAGAYO mexican kitchen - tequila bar
- OUTBACK STEAKHOUSE
- earls KITCHEN & BAR
- BED BATH & BEYOND
- LEGAL SEA FOODS MAIL ORDER
- TJ-maxx





# CORPORATE NEIGHBORS



16



28

## 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)

## CONTACT US

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## HIGHLY ACCESSIBLE

Walk Score  
**72**

Bike Score  
**76**

Transit Score  
**56**

- ➔ 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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