

Standalone Urban Industrial Building

±23,866 SF Available

75 Proctor Street
Boston, Massachusetts



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Property Overview

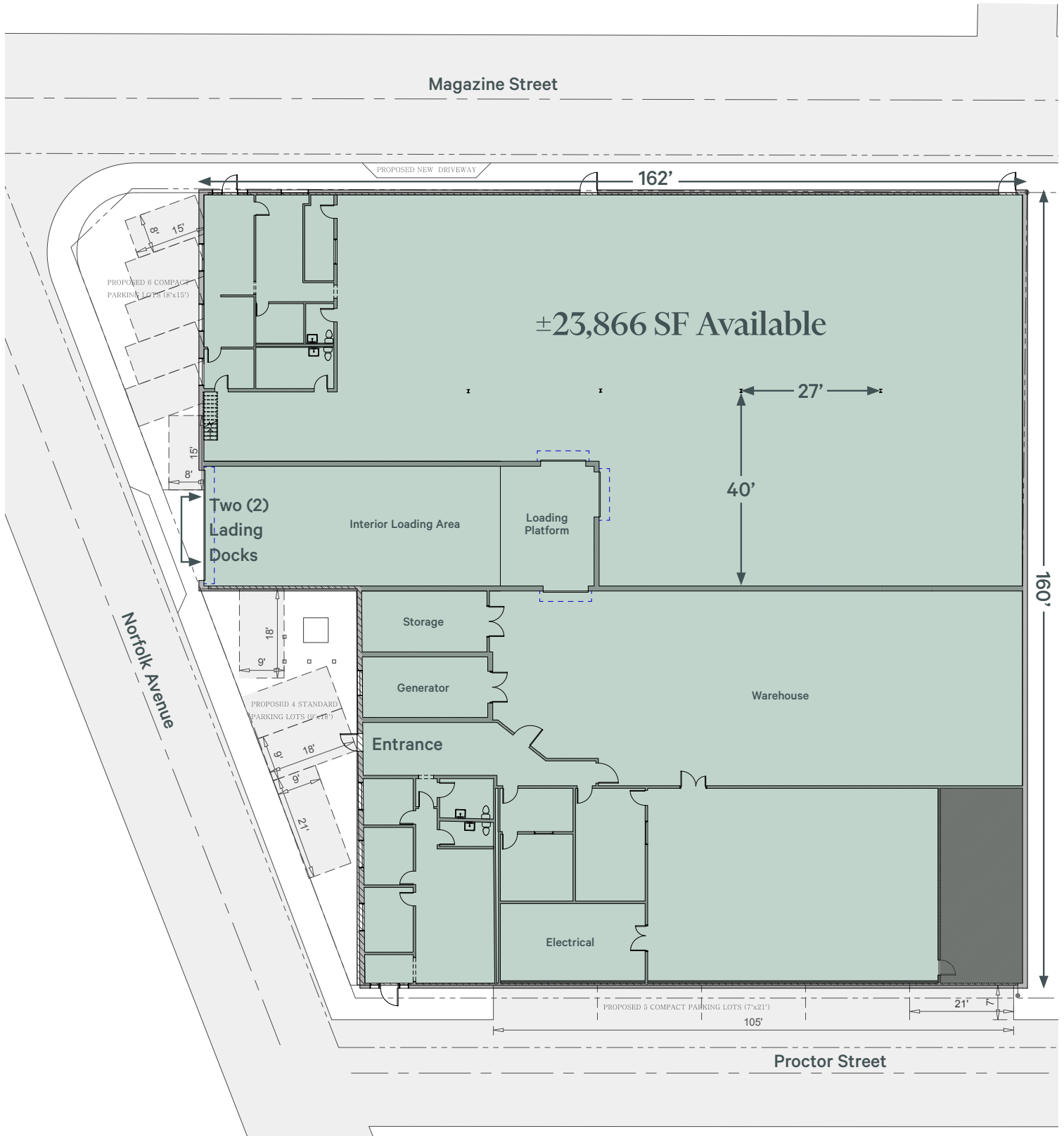
CBRE's Industrial team is pleased to bring to your attention the availability of a ±23,866 SF standalone urban industrial building located at 75 Proctor Street adjacent to Boston's Newmarket Square, Boston's largest industrial district. The building is currently zoned within Boston's Industrial Development Area and is conveniently located within minutes to downtown Boston and many major highways such as Interstate 93 and the Mass Pike.

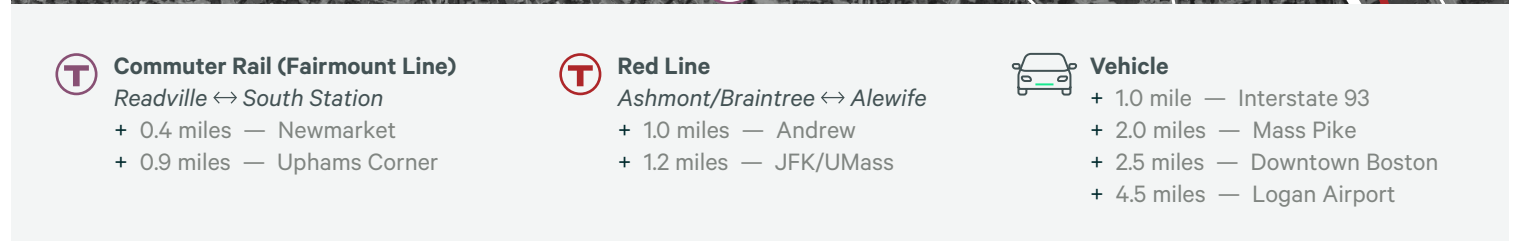
Building Specifications:

- + **Total Building Size:** ±23,866 SF
 - Warehouse: ±21,800 SF
 - Office: ±2,066 SF
- + **Land Area:** ±0.60 acres
- + **Clear Height:** 17'
- + **Loading:** Two interior loading docks with levelers (59' depth)
- + **Column Spacing:** 40' x 27'
- + **Year Built:** 1973
- + **HVAC:** 30 RTUs, 2-40 Ton systems
- + **Power:** 1,200 Amps, 208/120 Volt, 3-Phase, 4-Wire, Alternating Current (AC) Service
- + **Construction:** Brick & block
- + **Sprinkler:** Wet system
- + **Zoning:** Industrial Development Area
- + **Utilities:**
 - Electric: National Grid
 - Gas: Eversource
 - Water/sewer: City of Boston
- + **Taxes:** \$3.03 PSF (FY 2025 estimates)

Floor Plan

±23,866 SF Available





Contact Us

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