



# TRIDENT

LOGISTICS CENTER

101 LEE BURBANK HWY, REVERE, MA 02151

FOR LEASE

BUILDING A

**±367,400 SF**

Q2 2025 DELIVERY

BUILDING B

**±267,600 SF**

ESTIMATED 2027 DELIVERY

LEASING BY



On behalf of the Link Logistics and Saracen Properties team, JLL's Boston Industrial Team is pleased to present Trident Logistics Center, a two building ±635,000 square foot Class A industrial development.

As Urban Boston's only new industrial park, this premier two-phase speculative development will offer over ±367,000 SF of high-bay warehouse space as part of Phase I/Building A, which is slated to be delivered to the market Q2 of 2025, and an additional ±267,000 SF as part of Phase II/Building B.



Downtown Boston



Trident Logistics Center will be LEED-v4 certified in order to further energy efficiency and reduce carbon emissions.

# SITE PLAN

BUILDING A: ±367,400 SF  
 BUILDING B: ±267,600 SF



## PROJECT TIMELINE: BUILDING A

**COMPLETED**  
 MEPA and Local Permits ✓  
 Demo & Site Clearing ✓

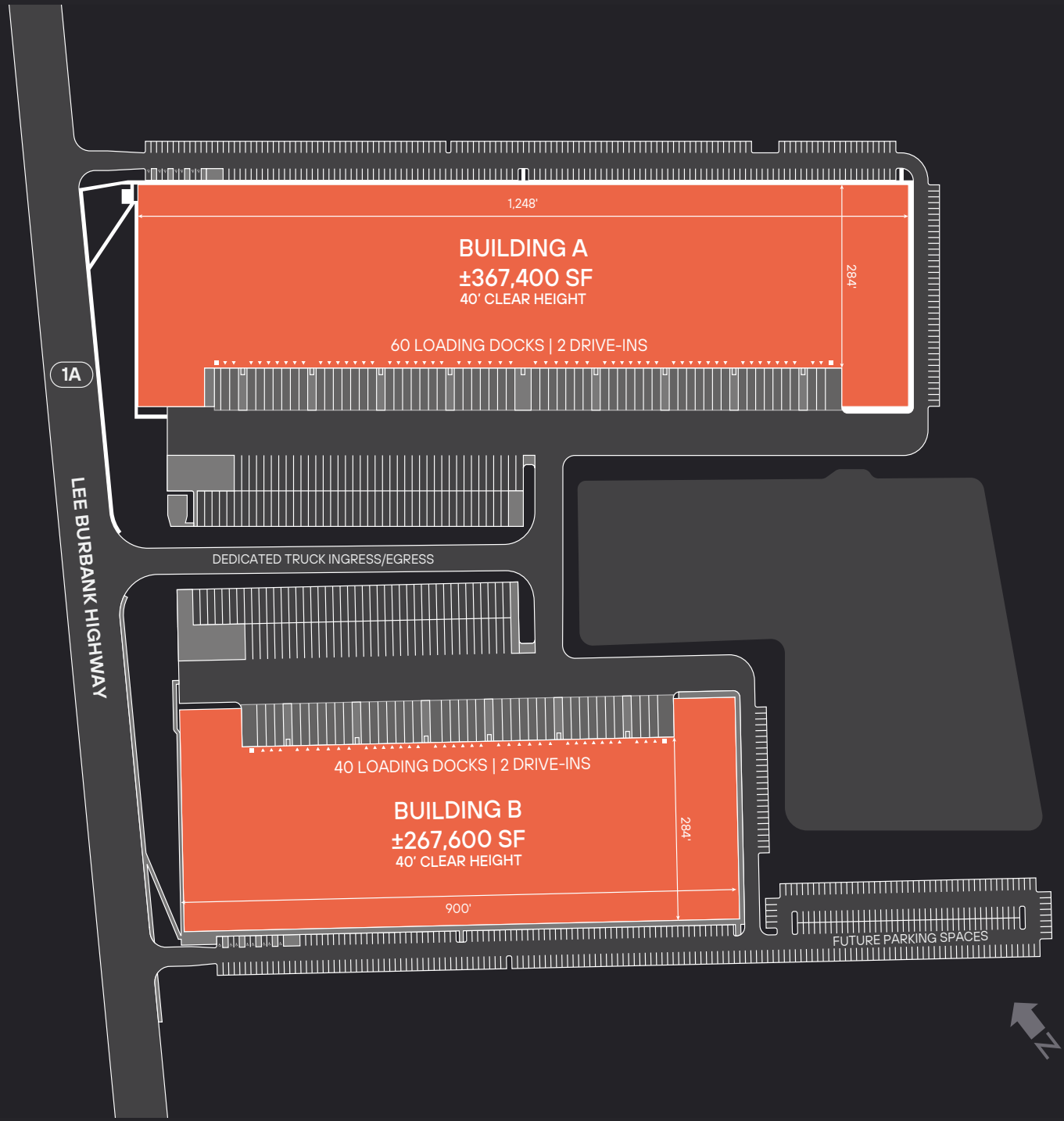
**2024**  
 MARCH  
 Soil Import

AUGUST  
 Foundation & Footings

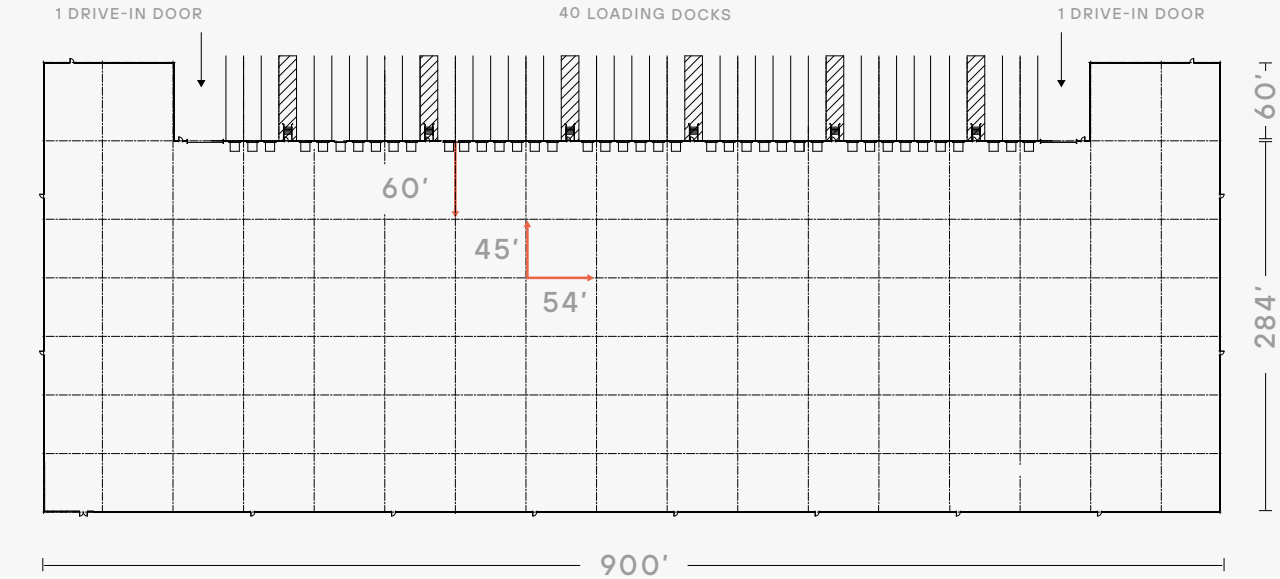
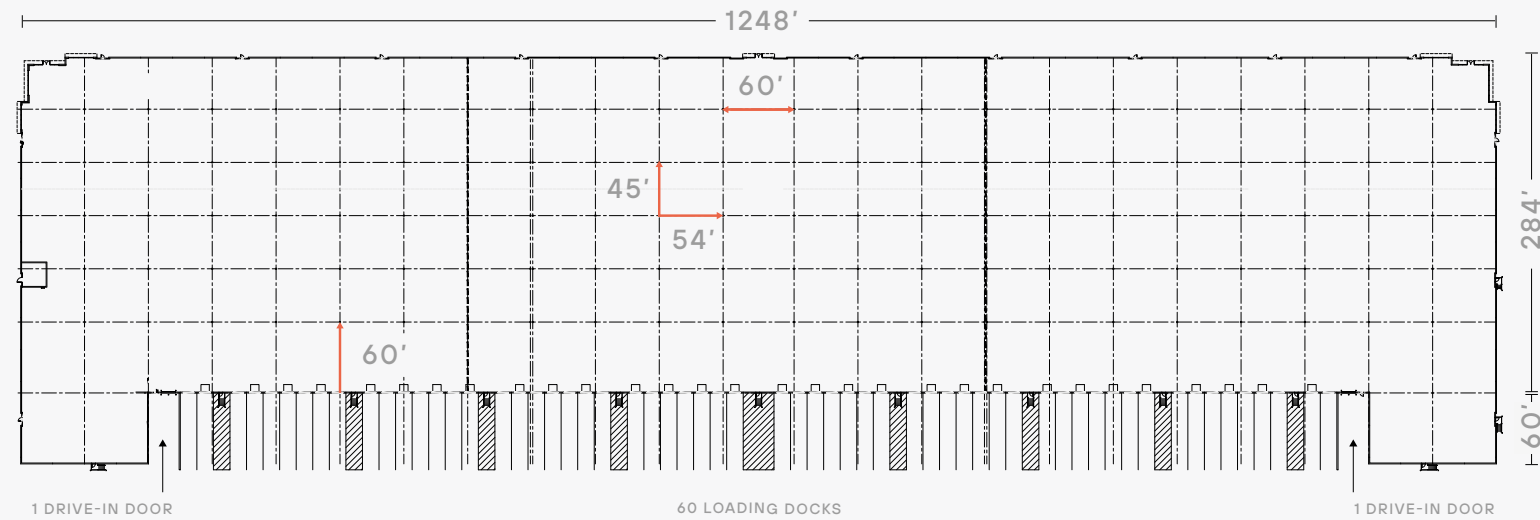
**2025**  
 JANUARY  
 Erect Walls

MARCH  
 Roof Installation

OCTOBER  
 Substantial Completion



# FLOOR PLANS



## BUILDING

# A

**Building Dimensions**  
284' x 1248'

**TOTAL SF**  
±367,400 SF

**LIGHTING**  
LED

**FLOOR THICKNESS**  
8"

**COLUMN SPACING**  
54' x 45'  
with 60' speed bay

**PARKING SPACES**  
293  
(0.8 per 1,000 SF)

**POWER**  
4,000 Amps

**CLEAR HEIGHT**  
40'

**TRAILER PARKING**  
83

**FIRE SUPPRESSION**  
ESFR

**OFFICE**  
To-Suit

**TRUCK COURT DEPTH**  
135' - 245'

**LOADING**  
60 Docks  
(1 per 6,100 SF)  
2 Drive-ins

## BUILDING

# B

**Building Dimensions**  
284' x 900'

**TOTAL SF**  
±267,600 SF

**LIGHTING**  
LED

**FLOOR THICKNESS**  
8"

**COLUMN SPACING**  
54' x 45'  
with 60' speed bay

**PARKING SPACES**  
205 expandable to 395  
(up to 1.48 per 1,000 SF)

**POWER**  
4,000 Amps

**CLEAR HEIGHT**  
40'

**TRAILER PARKING**  
79

**FIRE SUPPRESSION**  
ESFR

**OFFICE**  
To-Suit

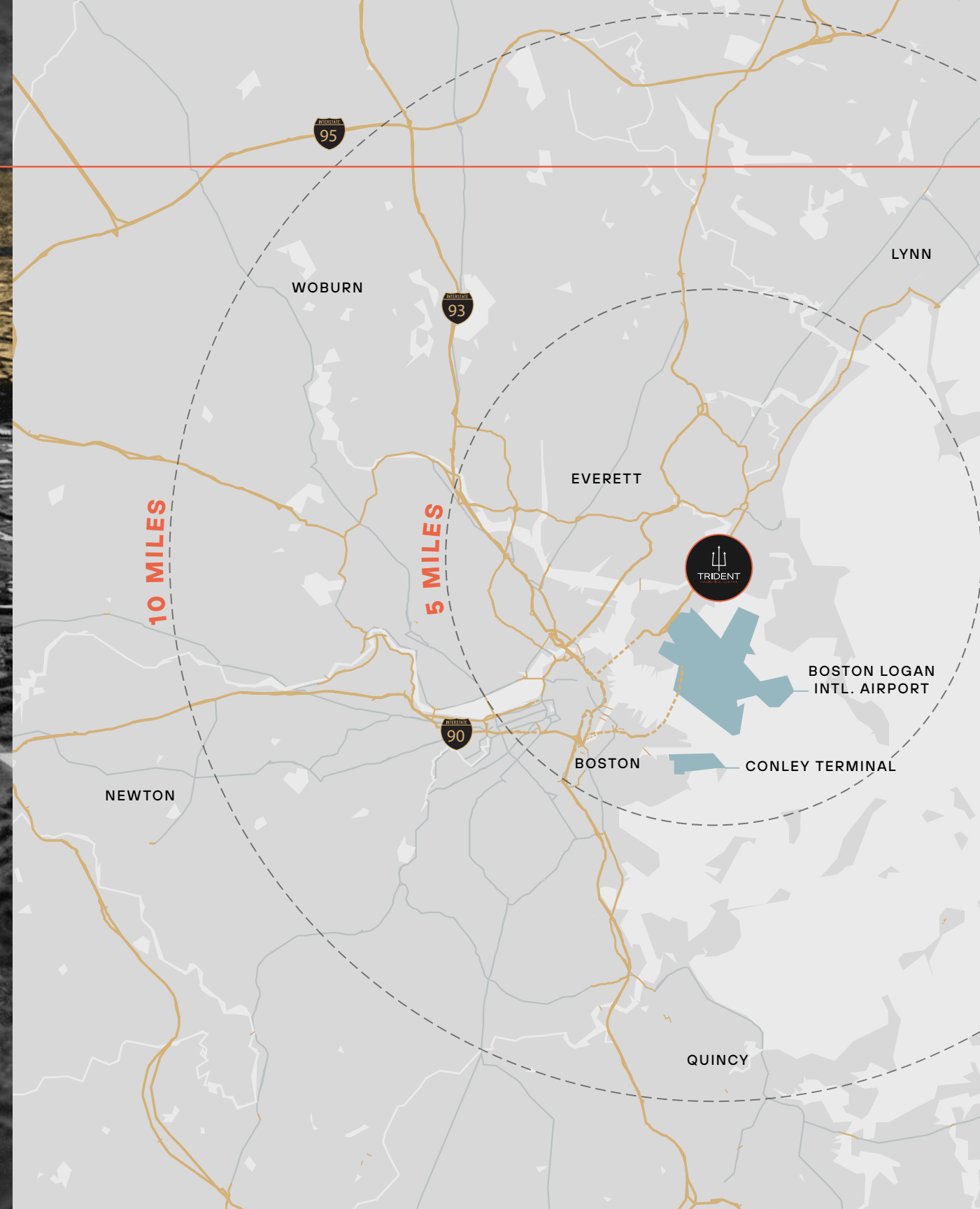
**TRUCK COURT DEPTH**  
125' - 245'

**LOADING**  
40 Docks  
(1 per 6,600 SF)  
2 Drive-ins



**KEY DISTANCES**

Route 1A	0.01 MI	<1 MIN
Route 1	2.0 MI	10 MIN
I-90	2.0 MI	8 MIN
Logan Airport	2.0 MI	7 MIN
Downtown Boston	3.0 MI	11 MIN
I-93	3.5 MI	10 MIN
Conley Terminal	5.6 MI	11 MIN
I-95	9.2 MI	18 MIN



## DEMOGRAPHICS

### LABOR & POPULATION STATISTICS (WITHIN 10 MILES)

INDUSTRIAL LABOR FORCE

**146,203**

Skilled MA Workers

**20%**

of the state's industrial work force

TOTAL POPULATION

**1.7M**

MA Residents in 10 mile radius

**24%**

of the state's population

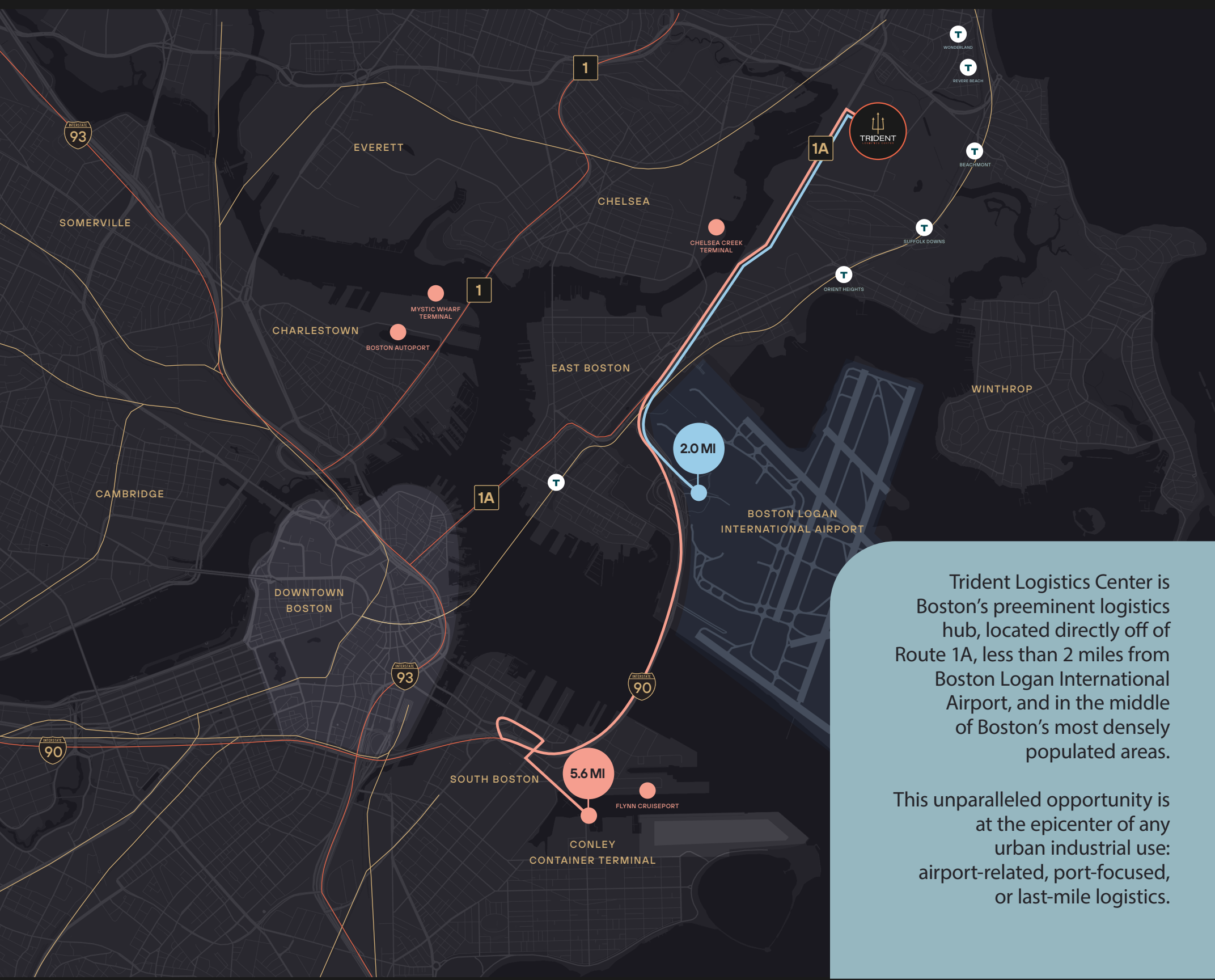
**70,000**

ridership to MBTA Blue Line<sup>1</sup>

**5 Minute**

drive to Suffolk Downs Station

<sup>1</sup>MBTA Quarterly Ridership Update: Third Quarter FY19



Trident Logistics Center is Boston's preeminent logistics hub, located directly off of Route 1A, less than 2 miles from Boston Logan International Airport, and in the middle of Boston's most densely populated areas.

This unparalleled opportunity is at the epicenter of any urban industrial use: airport-related, port-focused, or last-mile logistics.

# AT THE CENTER OF IT ALL



**0.01 MI**  
To Route 1A



**2.0 MI**  
To Boston Logan International Airport



**5.6 MI**  
To Conley Terminal

**2.0 MI**  
To Route 1

**50+**  
Countries served

**\$850M**  
Capital improvement investment over last decade

**3.0 MI**  
To Downtown Boston

**320M LBS**  
of Freight shipped per year<sup>1</sup>

**2.3M MT**  
of Cargo shipped per year<sup>2</sup>

- Highways
- Railways
- Route to Logan Airport
- MBTA Blue Line
- Shipping Ports
- Route to Conley Terminal

### AMPLE AMENITIES WITHIN 5 MILES

<b>230+</b>	<b>200+</b>	<b>50+</b>
Restaurants	Retail	Hotels

<sup>1</sup> Logan Airport Monthly Airport Traffic Summary - June 2023  
<sup>2</sup> Massport Report About Conley Terminal  
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For more information, please contact:

LEASING BY 

**RACHEL MARKS**

Rachel.Marks@jll.com  
M +1 508 259 2440

**JOE FABIANO**

Joe.Fabiano@jll.com  
M +1 781 844 7893

**MICHAEL CIUMMEI**

Michael.Ciummei@jll.com  
M +1 978 621 7241

**CHELSEA ANDRE**

Chelsea.Andre@jll.com  
M +1 508 951 7817

**DANE CARACINO**

Dane.Caracino@jll.com  
M +1 617 640 0316

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