

Flexible Build to Suit

151 RIVERMOOR STREET
ROXBURY, MA



151 Rivermoor



Access to More

Proposed ±61,800 SF New Construction | ±4.4 Acres

Urban Industrial Warehouse Build to Suit Opportunity

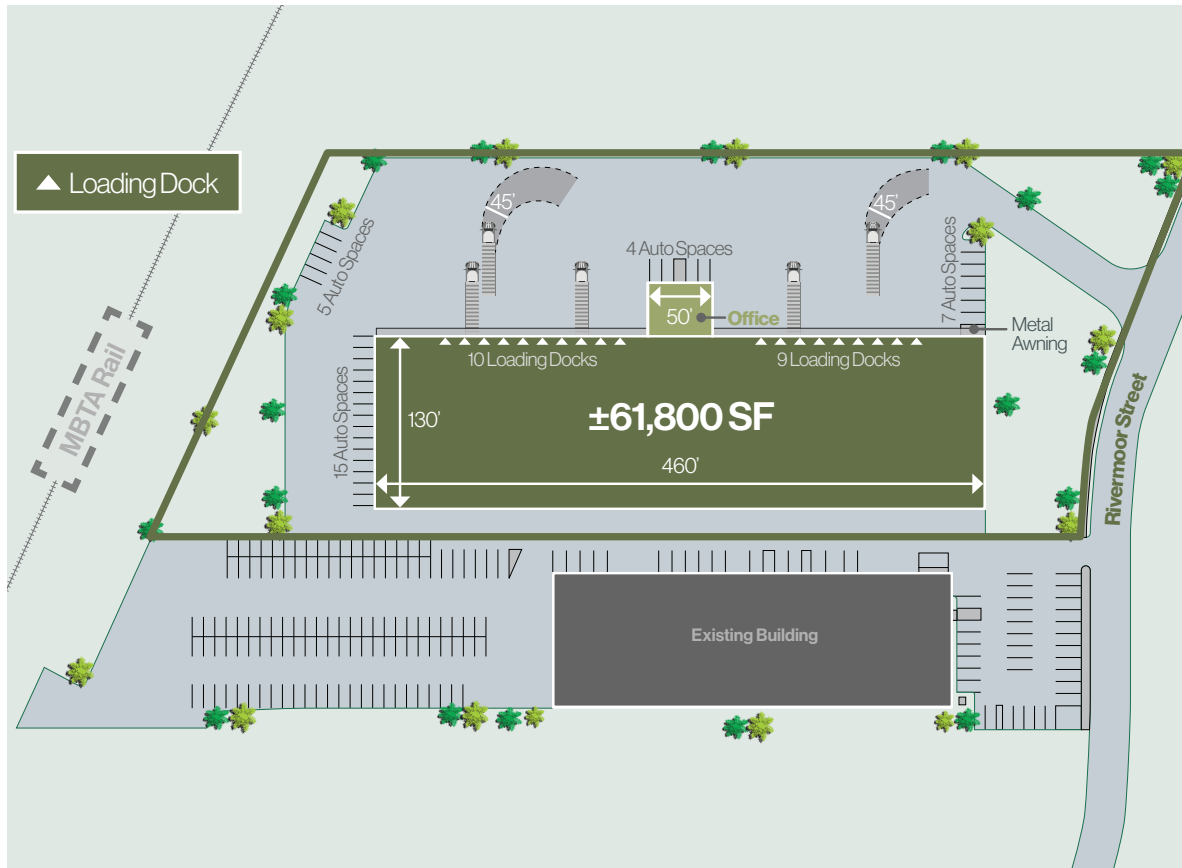
CBRE

Approved Site Plan

CBRE is pleased to present **151 Rivermoor Street**, a premier industrial development opportunity in West Roxbury, MA. Less than 15 miles from Downtown Boston and 2.8 miles from I-95, the site offers exceptional connectivity to the Greater Boston area and key freight corridors—ideal for logistics, distribution, and manufacturing users. With a flexible site plan and build-to-suit potential up to $\pm 61,800$ SF, tenants can tailor infrastructure to meet specific operational needs. The location draws from a robust labor pool of ± 5 million people, supporting workforce scalability and operational excellence.



$\pm 61,800$ SF Warehouse



Specifications

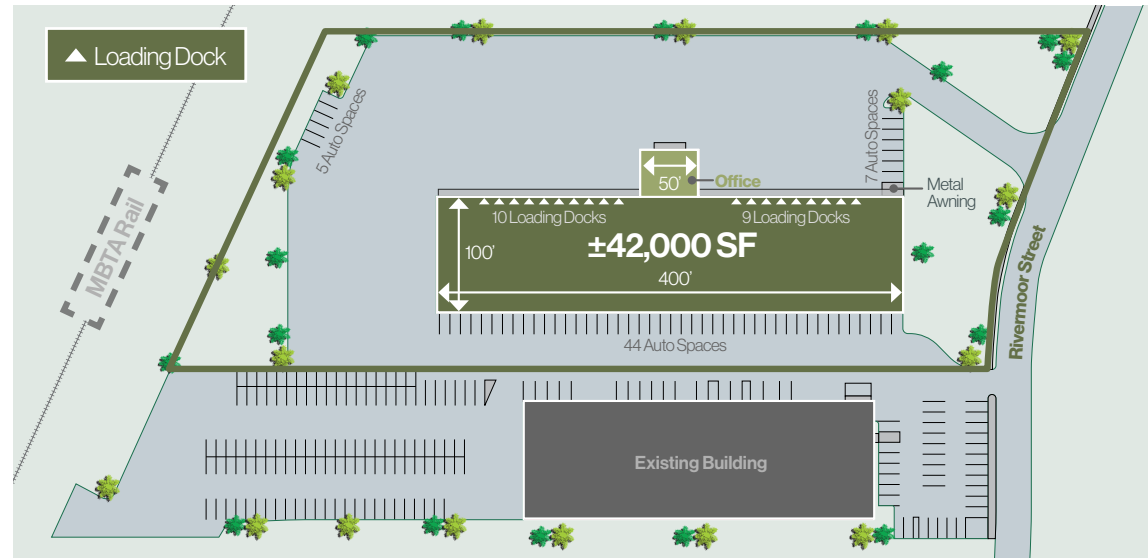
Building Size:	$\pm 61,800$ SF
Warehouse:	$\pm 59,800$ SF
Office:	$\pm 2,000$ SF
Land Area:	± 4.4 Acres ($\pm 191,980$ SF)
Zoning:	Industrial
Building Dimensions:	460' x 130'
Clear Height:	Up to 35'
Loading:	Nineteen (19) Tailboard Loading Docks with Metal Awning
Truck Bay Depth:	134'
Power:	Ample
Fire Protection:	ESFR
Lighting:	LED
Total Auto Spaces:	31 Auto Spaces ($\pm 0.50/1,000$ SF)
Utilities:	Electricity: Eversource Gas: National Grid Water/Sewer: Boston Water & Sewer Commission

Site Alternative: A

±42,000 SF Warehouse

Specifications

Building Size:	±42,000 SF
Warehouse:	±40,000 SF
Office:	±2,000 SF
Clear Height:	Up to 35'
Loading:	Nineteen (19) Tailboard Loading Docks with Metal Awning
Total Auto Spaces:	56 Auto Spaces (±1.33/1,000 SF)

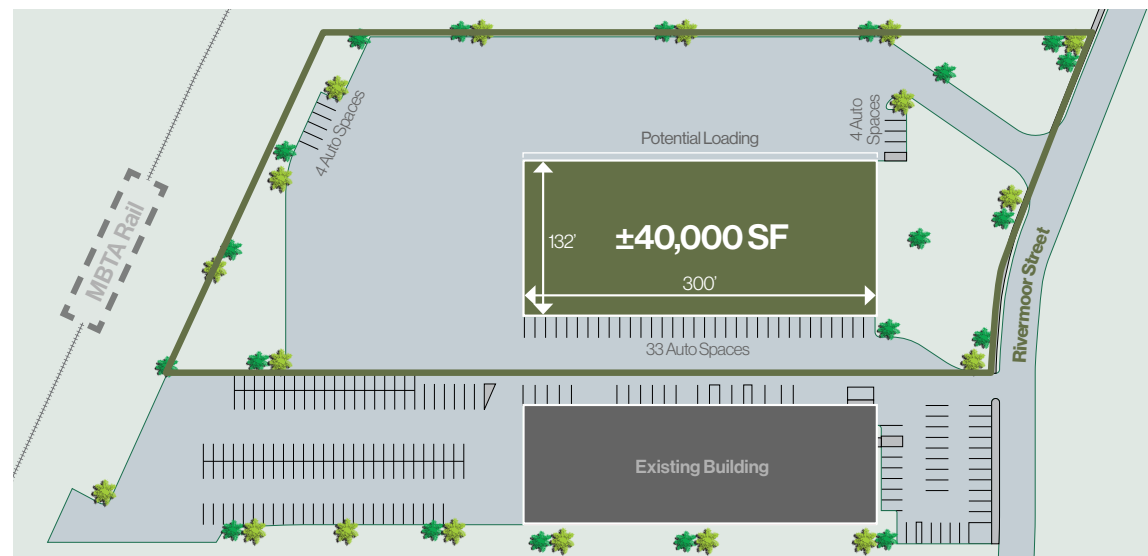


Site Alternative: B

±40,000 SF Warehouse

Specifications

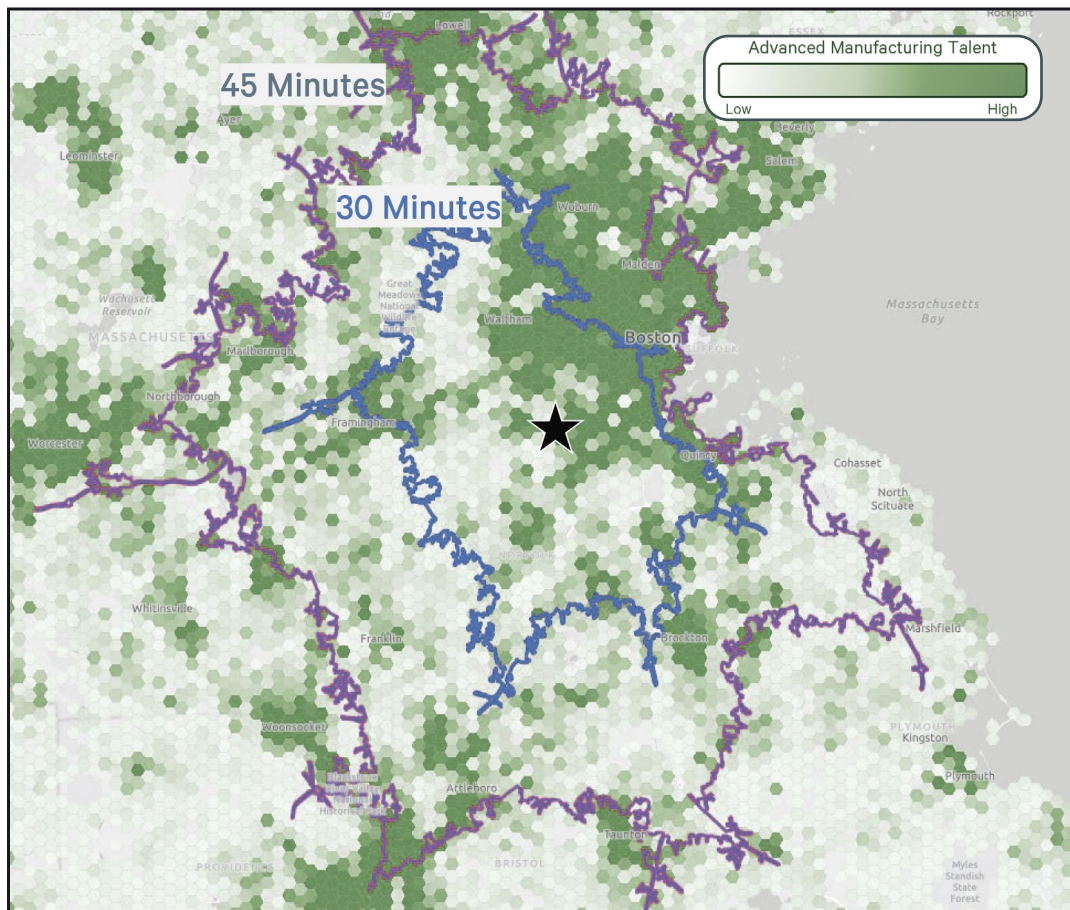
Building Size:	±40,000 SF
Warehouse:	Built to Suit
Office:	Built to Suit
Clear Height:	Up to 35'
Loading:	Built to Suit
Total Auto Spaces:	41 Auto Spaces (±1.03/1,000 SF)



Labor Analytics

The Urban Workforce Advantage

Located less than 15 miles from Boston's urban core, **151 Rivermoor** is positioned to reap the benefits of a brimming labor force. The site's proximity to labor is unrivaled, with **3.5M people** within a 45 minute drive radius. Approximately **343,000** of those individuals are employed in target occupations for manufacturing and distribution sectors. Such a strategic location facilitates the efficiency of manufacturing and distribution operations due to the pivotal intersection of enormous shipping routes and labor channels.



A population of over ±5.0M people in the Greater Boston area promotes immediate access to major U.S. consumer markets within a 15 Mile drive.

30 Minutes

1.4M

population within 30 minutes

69%

of the adult population has earned an Associate's Degree, Graduate or Professional Degree

72k

population employed in technical occupations*

44k

population employed in the manufacturing industry**

45 Minutes

3.5M

population within 45 minutes

63%

of the adult population has earned an Associate's Degree, Graduate or Professional Degree

191k

population employed in technical occupations*

152k

population employed in the manufacturing industry**

*Technical occupations include Computer, Math, Engineering, etc.

**Manufacturing industry includes NAICS Codes 31-33, which includes advanced manufacturing industries.

Corporate Neighbors



Drive Times

2.8 Miles



4.18 Miles



6.6 Miles



14.5 Miles

Boston

23.2 Miles

South Station

23.2 Miles

Worcester
Regional Airport

25.4 Miles

Logan Airport

25.4 Miles

Worcester



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**±61,800 SF Built to Suit
Opportunity**

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