

Flexible Build to Suit

151 RIVERMOOR STREET  
ROXBURY, MA



Proposed  $\pm$ 61,800 SF New Construction |  $\pm$ 4.4 Acres

Urban Industrial Warehouse Build to Suit Opportunity

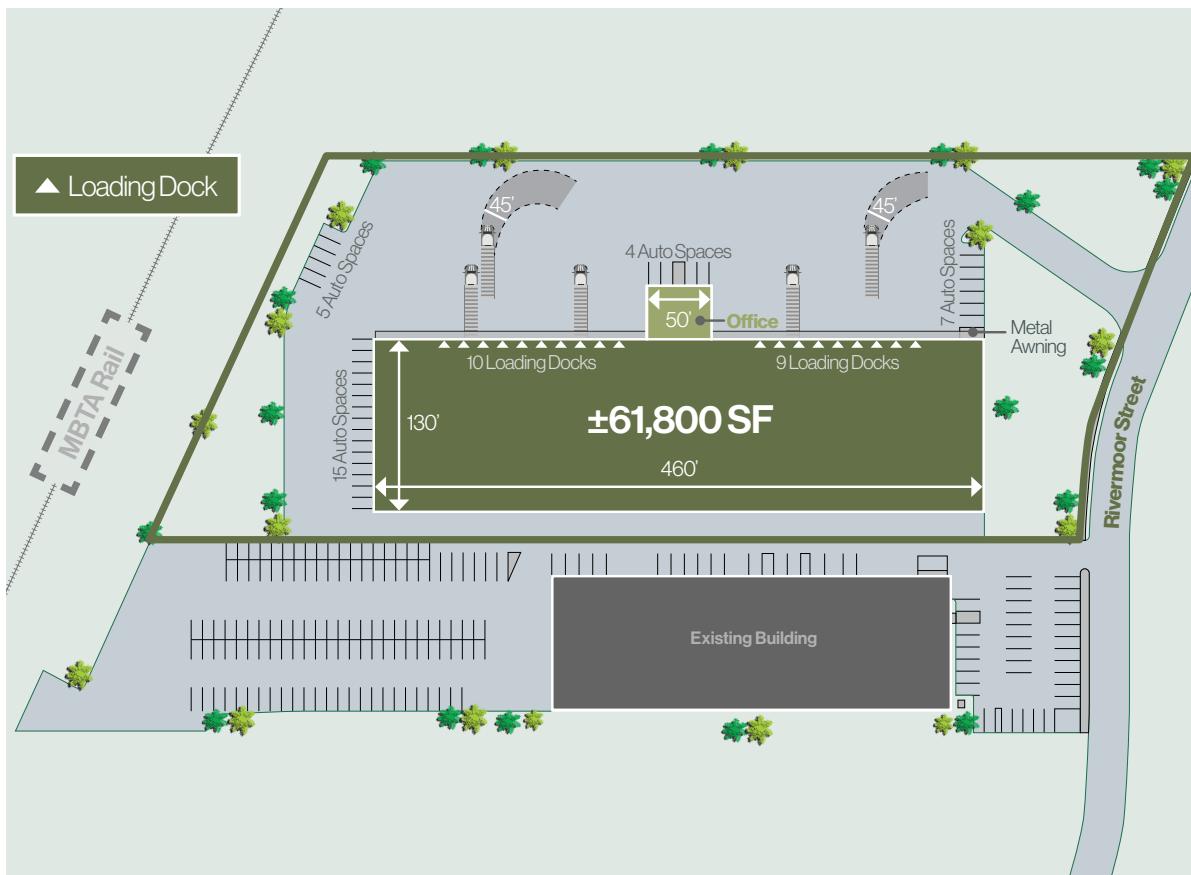
CBRE

# 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  $\pm 5$  million people, supporting workforce scalability and operational excellence.



## $\pm 61,800$ SF Warehouse



## Specifications

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

# Site Alternative: A

**±42,000 SF Warehouse**

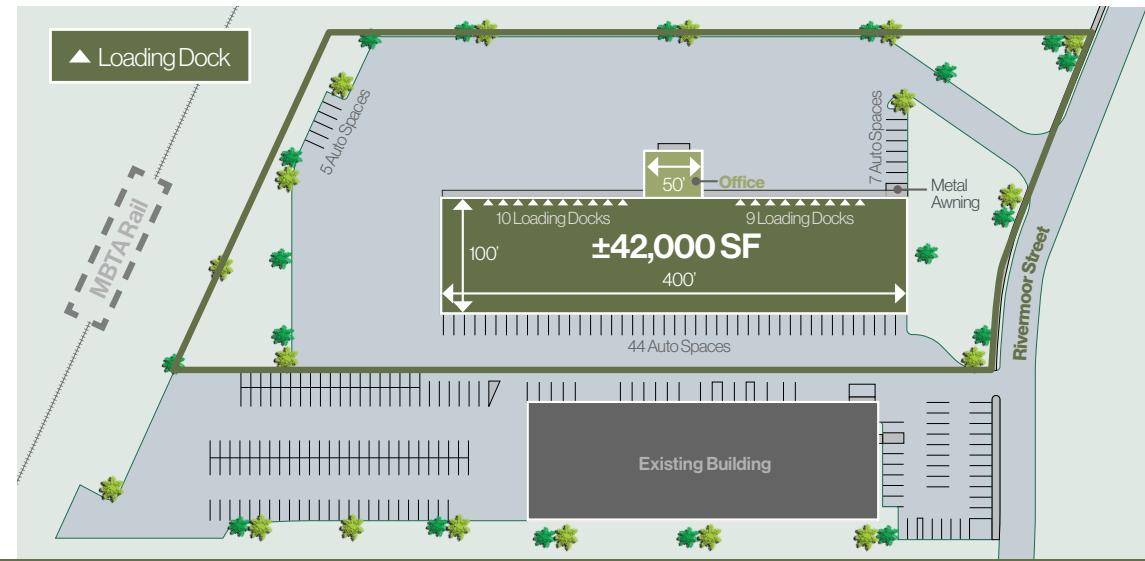
## Specifications

**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**

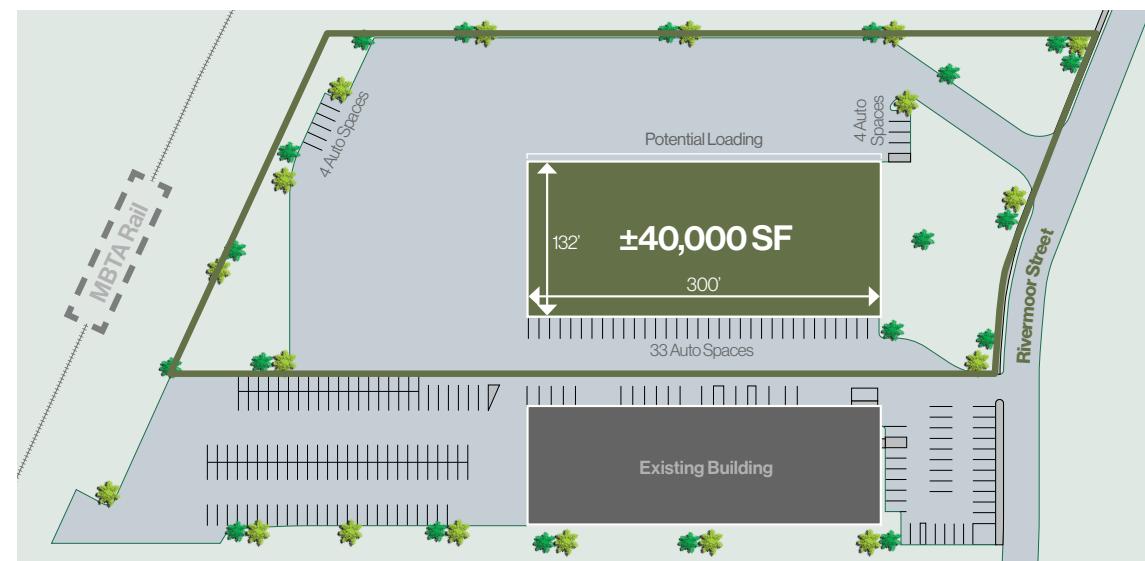
## Specifications

**Building Size:** ±40,000 SF  
Warehouse: Built to Suit  
Office: Built to Suit

**Clear Height:** Up to 35'

**Loading:** Build to Suit

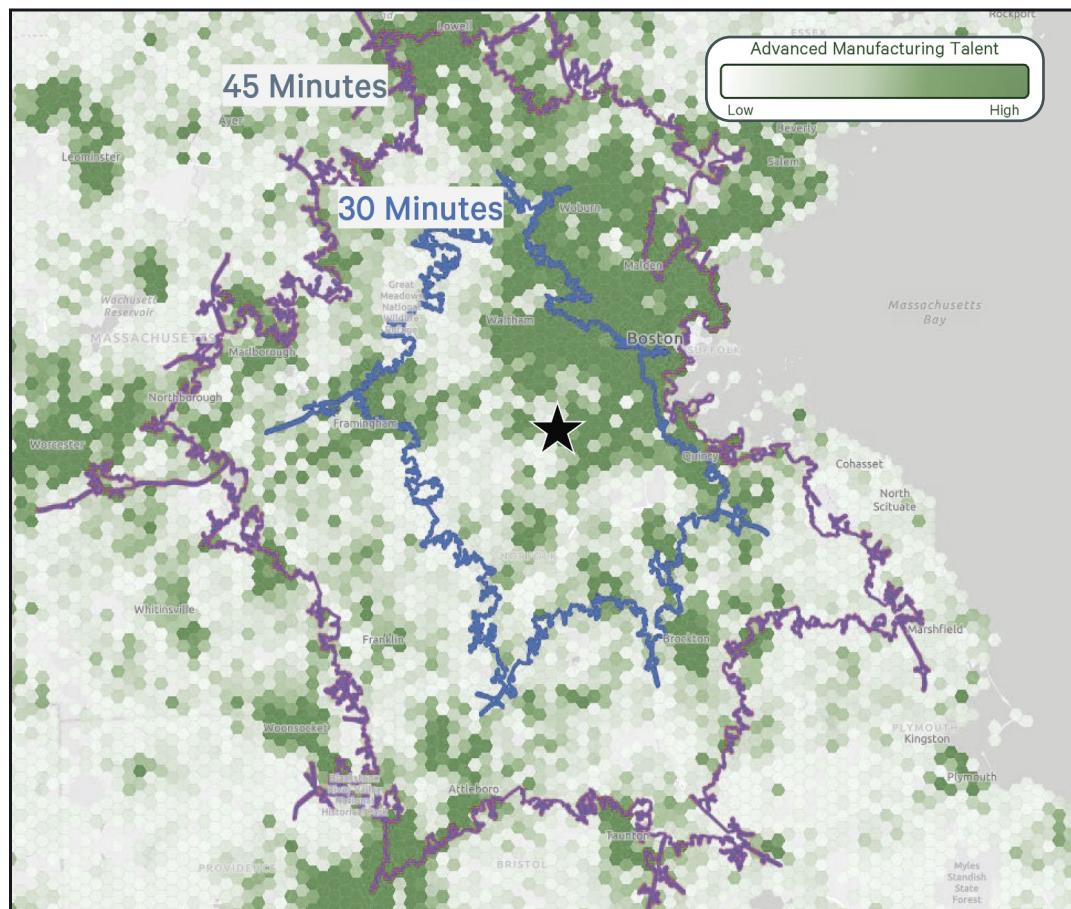
**Total Auto Spaces:** 41 Auto Spaces (±1.03/1,000 SF)



# 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





151 RIVERMOOR STREET  
ROXBURY, MA



# 151 Rivermoor

Access to More

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

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