



# TRIDENT

LOGISTICS CENTER

101 LEE BURBANK HWY, REVERE, MA 02151

## FOR LEASE

BUILDING A

**±367,400 SF**

Q4 2025 DELIVERY

BUILDING B

**±267,600 SF**

Q1 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 Q4 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**  
 JUNE  
 Soil Import



AUGUST  
 Sitework &  
 Foundation



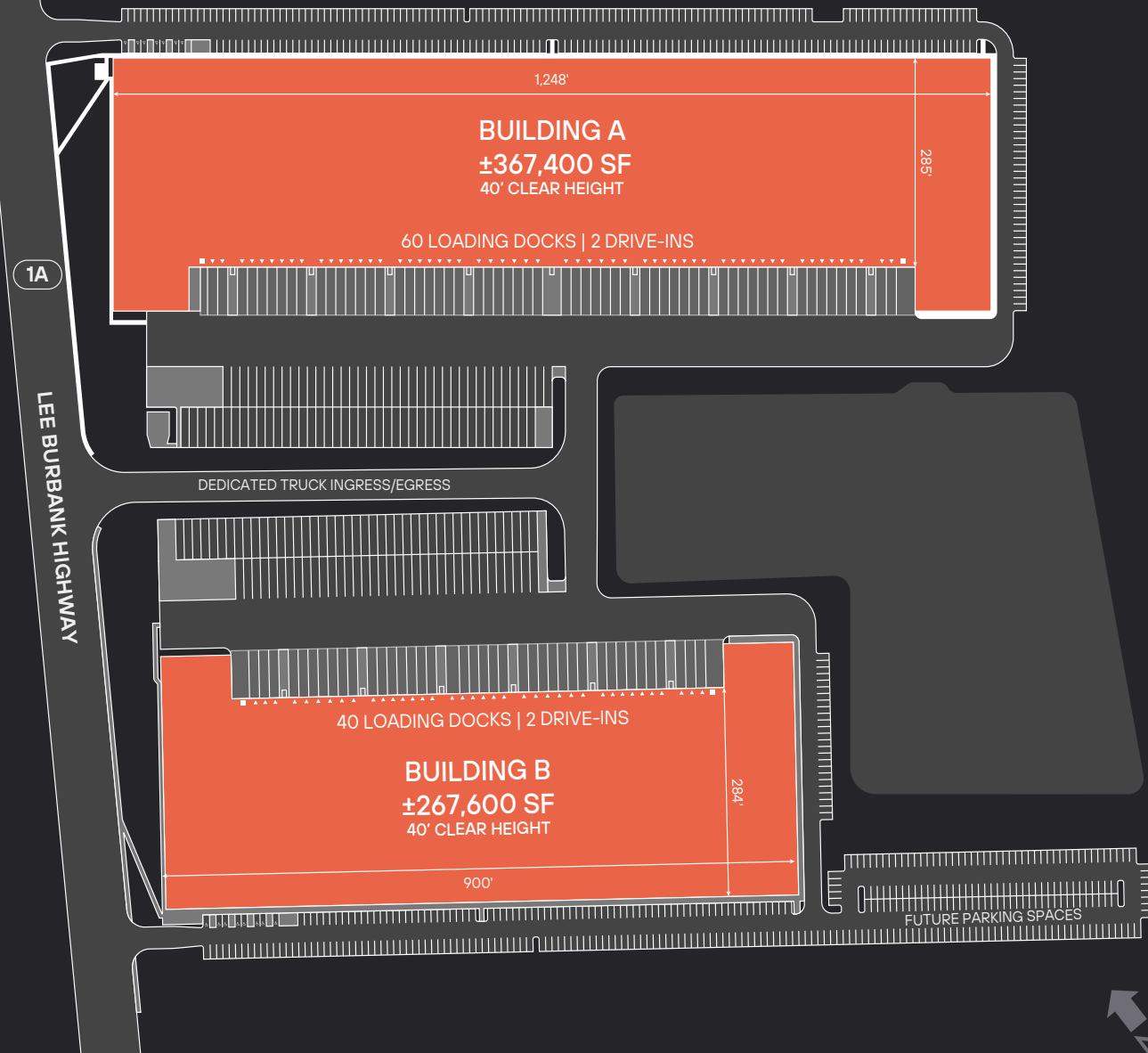
**2025**  
 MARCH  
 Exterior  
 Walls

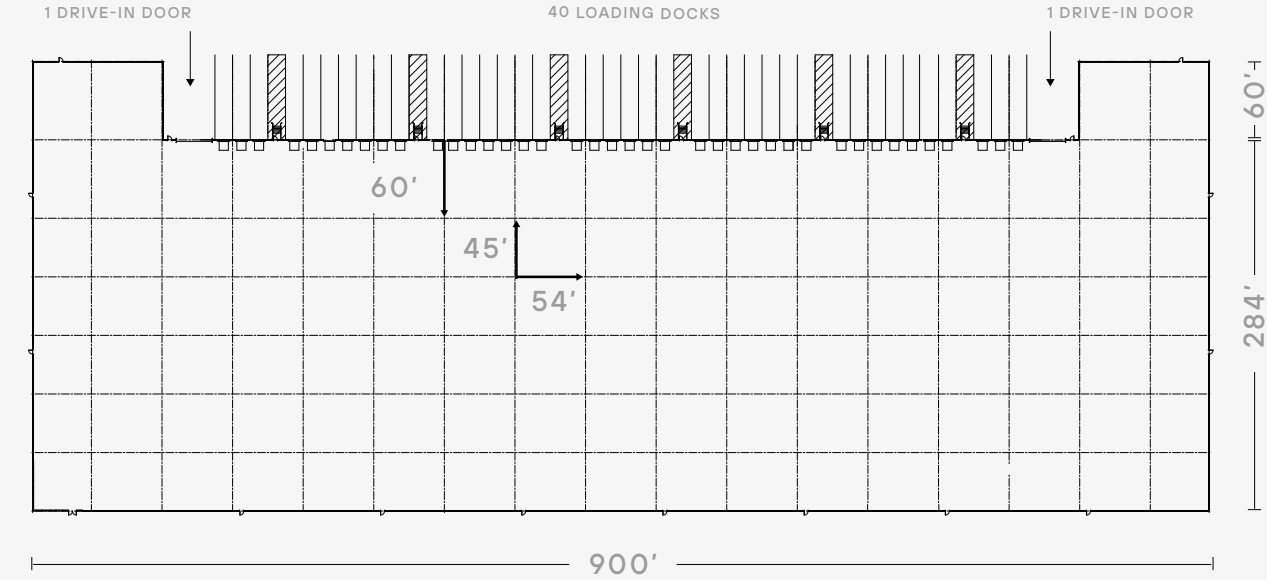
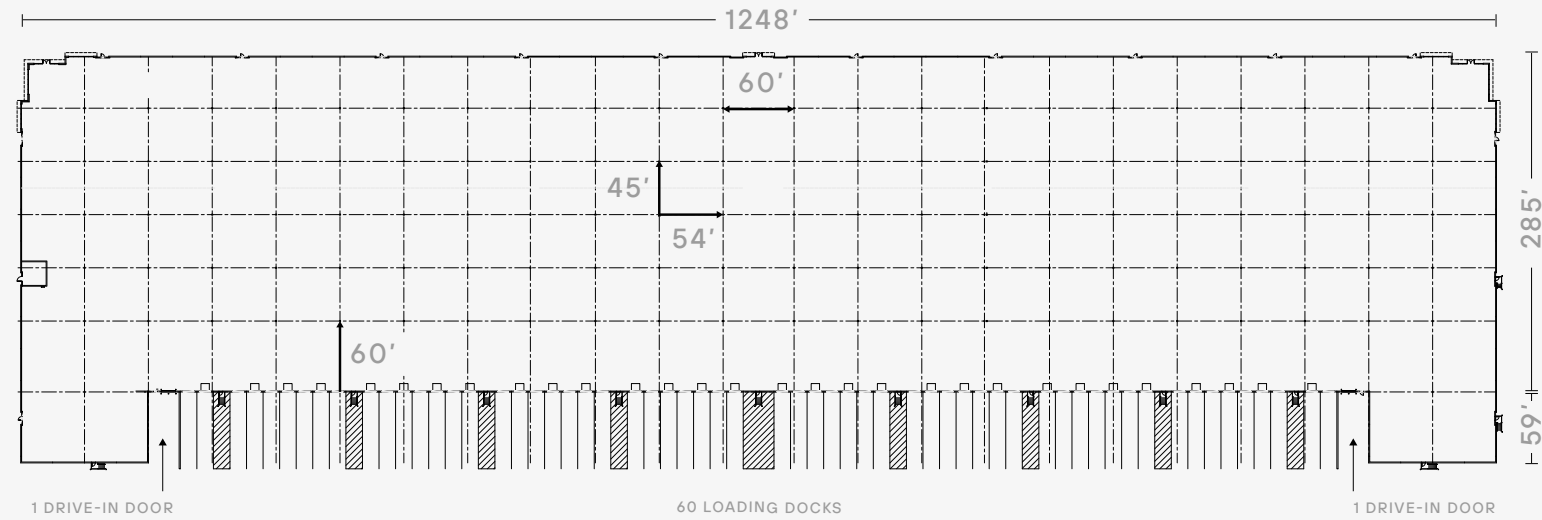


JUNE  
 Roof  
 Installation



DECEMBER  
 Substantial  
 Completion





## BUILDING

# A

**Building Dimensions**  
285' 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





CONLEY TERMINAL  
5.6 MI

SEAPORT  
4.0 MI



DOWNTOWN BOSTON  
3.0 MI

BACK BAY  
5.0 MI

CHARLESTOWN  
3.0 MI

SOMERVILLE  
4.0 MI

CAMBRIDGE  
5.0 MI

EAST BOSTON  
1.5 MI

CHELSEA  
1.5 MI



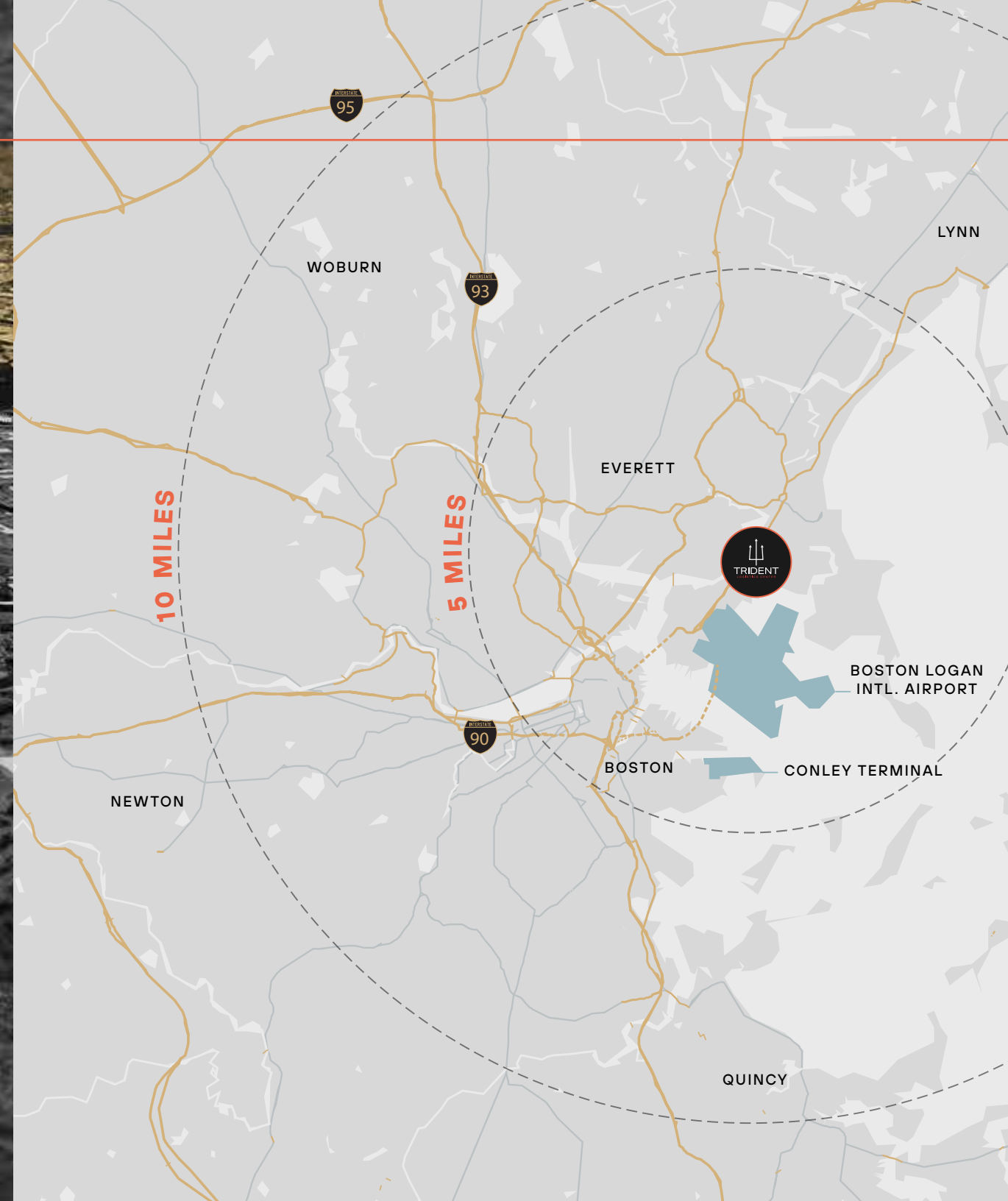
1A

1

Suffolk Downs  
161 ACRE MIXED-USE  
REDEVELOPMENT

**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**

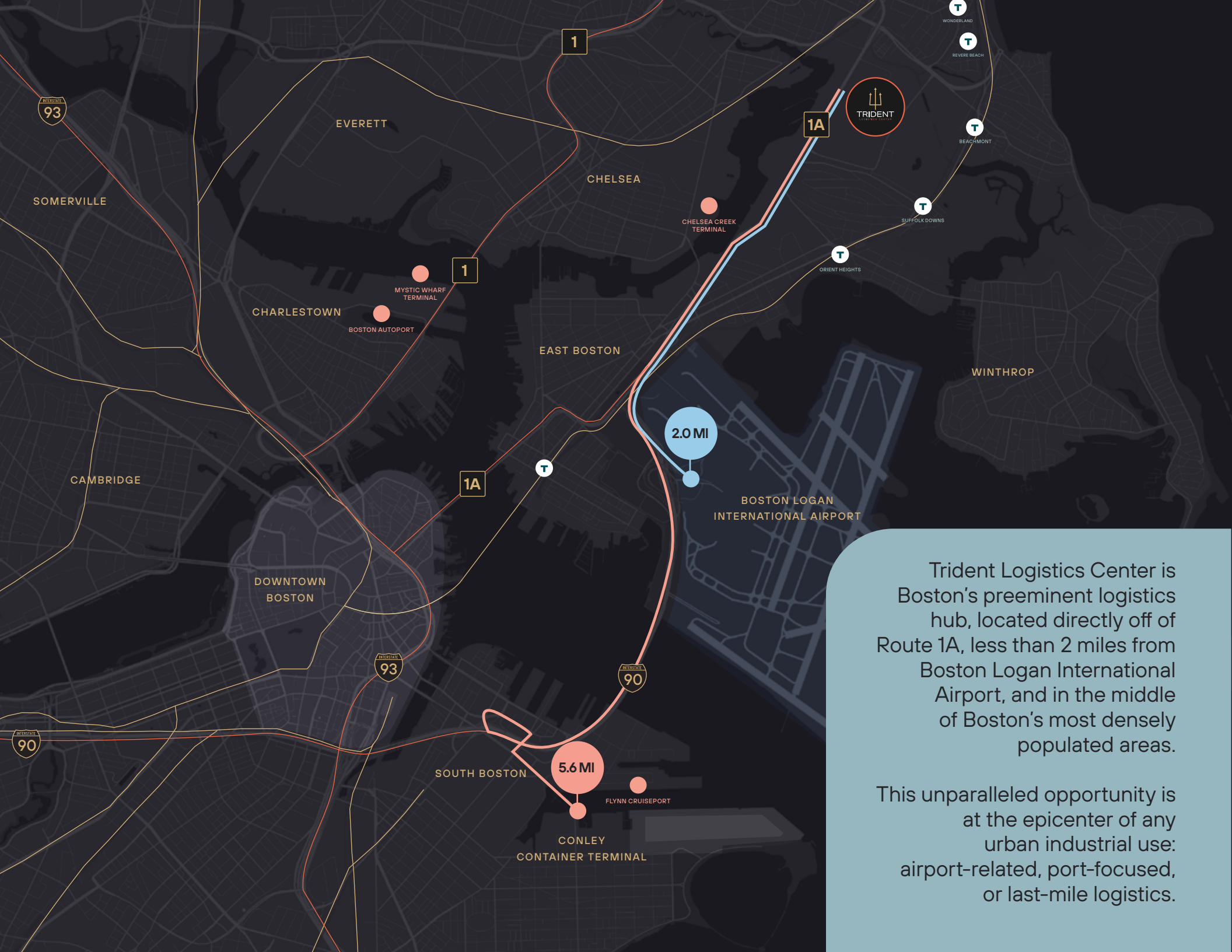
ridership to MBTA Blue Line<sup>1</sup>

**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.

<p><b>0.01 MI</b> To Route 1A</p>	<p><b>2.0 MI</b> To Boston Logan International Airport</p>	<p><b>5.6 MI</b> To Conley Terminal</p>
<p><b>2.0 MI</b> To Route 1</p>	<p><b>50+</b> Countries served</p>	<p><b>\$850M</b> Capital improvement investment over last decade</p>
<p><b>3.0 MI</b> To Downtown Boston</p>	<p><b>320M LBS</b> of Freight shipped per year<sup>1</sup></p>	<p><b>2.3M MT</b> of Cargo shipped per year<sup>2</sup></p>

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

AMPLE AMENITIES WITHIN 5 MILES

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

<sup>1</sup> Logan Airport Monthly Airport Traffic Summary - June 2023  
<sup>2</sup> Massport Report About Conley Terminal  
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