

20 SEYON

w a t e r t o w n , m a

FOR LEASE

95,362 SF

Light Industrial/Manufacturing
Opportunity



Light Industrial/Manufacturing/ Life Science

Available for Lease

CBRE is pleased to present the unique 95,362 SF availability of **20 Seyon Street** in Watertown, Massachusetts. The size, specifications, and location of the property make it a tremendous opportunity for many different uses, including **GMP, light industrial and manufacturing**. Located along the Watertown/Waltham line, the site is just minutes from the heart of Kendall Square and the East Cambridge life sciences clusters. 20 Seyon Street provides **excellent access to Interstates 90, 95, Route 2 and the MBTA Commuter Rail**.

Neighboring institutions and corporations include Repligen, Modalis, Affinia, ArrantaBio, Adca, Humatics and Panasonic. In addition to immediate access to the MBTA Commuter Rail, nearby amenities include Stop & Shop, Dunkin' Donuts, Rite Aid, Shaw's, BJ's, D'Angelo, Subway, and Ocean State Job Lot.

BUILDING SPECIFICATIONS

Building Size	95,362 SF
Site Area	5.26 acres
Clear Height	22' throughout with a 35' 3,200 SF high-bay section
Loading Docks	Three tailboard-height docks One recessed interior flatbed loading door with crane Five drive-in doors (one oversized) with ability to expand
Column Spacing	34' x 32' (typical)
Parking	177 spaces (±1.90/1,000 SF)
Exterior Construction	Block walls, steel frame
Foundation	5.3" minimum slab on grade, with minimum 3,930 PSI (up to 4,180 PSI)
Roof	Fully adhered EPDM Roof over the entire building installed in 2014
Power	2,000 amps at 480/277 volt (upgrade to 7,000 amps in process)
Utilities	
Water/Sewer	Town of Watertown
Gas	National Grid
Electricity	National Grid
HVAC	Fully air conditioned throughout

- + Generous column spacing
- + Heavy, expandable power
- + Upgraded building façade
- + 35' clear for ideal mechanical mezzanine
- + Fully air conditioned, clean white box delivery
- + Amenity-rich location in established life science cluster



20 Seyon Access

5 miles
Interstate 95

5 miles
Interstate 90

6 miles
Cambridge

9 miles
East Cambridge

10 miles
Downtown

10 miles
Seaport





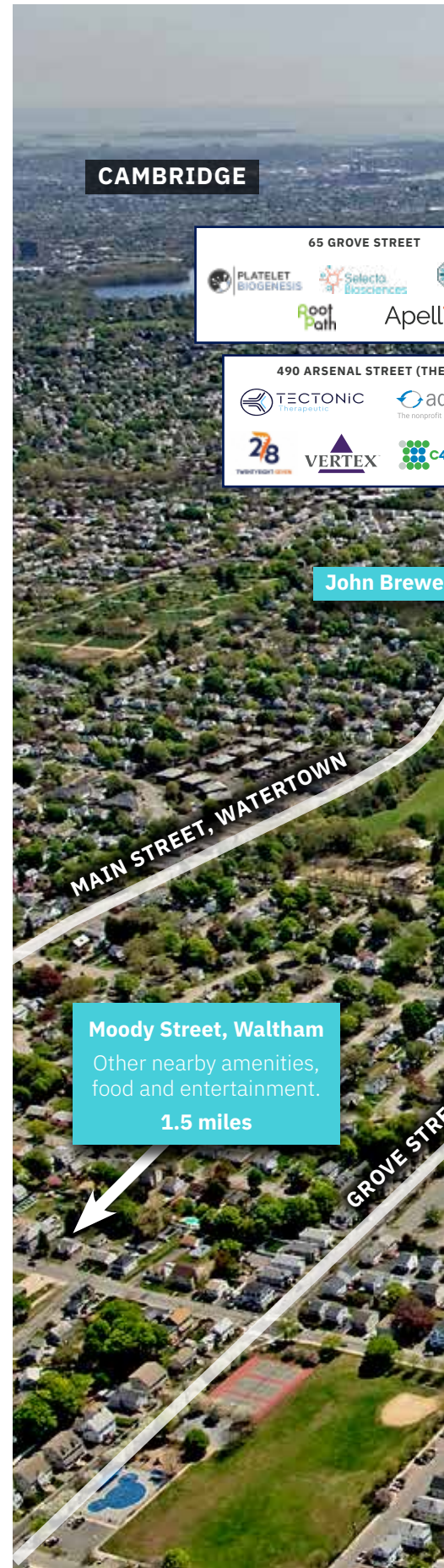
Dynamic & Diverse Setting

CORPORATE NEIGHBORS

- Abcam
- AddGene
- AdvancedCath
- Affinia
- Aircuity
- Apellis
- Arkuda Therapeutics
- Arranta Bio
- Athena Health
- C2 Sense
- C4 Therapeutics
- Cabim
- Cambridge Scientific
- Constellation Pharmaceuticals
- Dyno Therapeutics
- Enanta Pharmaceuticals
- Explora Biolabs
- Forma Therapeutics
- Harvard University
- Humatics
- Inzen
- Lyndra
- Massachusetts Institute of Technology
- Modalis
- Netage Solutions
- olink
- Pandion Therapeutics
- Platelet Biogenesis
- pSivida Corp.
- RBNC
- Repligen
- RootPath
- Selecta Biosciences
- Sherlock Biosciences
- SQZ Biotech
- Tarveda Therapeutics
- Tectonic Therapeutic
- TetraPhase Pharmaceuticals
- TwentyEightSeven
- Vertex
- Viewpoint Creative
- Werewolf Therapeutics

NEARBY AMENITIES

- BJ's
- D'Angelo
- Dunkin Donuts
- Fiorella's
- Gore Place
- John Brewer's Tavern
- Rite Aid
- Shaw's
- Stop & Shop
- Subway
- Tesla



BOSTON

134 COOLIDGE AVENUE



500 ARSENAL STREET



485 ARSENAL STREET (ARSENAL YARDS)



480 ARSENAL STREET



199 DEXTER AVENUE



ARSENAL ON THE CHARLES



Tesla



Gore Place

580 PLEASANT STREET



20 SEYON
watertown, ma

Stop & Shop

BJ's

D'Angelo

Dunkin Donuts

Fiorella's

Subway

Ocean State Job Lot

Shaw's

CENTERPOINT



THE GAUGE



PHENOMENAL ACCESS TO LABOR AND CONNECTIVITY



DRIVING

- 6-minute ride to the Mass Turnpike
- 12-minute ride to Route 128 | Interstate 95
- 15-minute ride to Route 2 | Concord Turnpike

WALKING

- 6-minute walk to MBTA Bus 558
- 11-minute walk to Charles River Greenway
- 13-minute walk to MBTA Bus 70 | 70a
- 27-minute walk to MBTA Commuter Rail

BIKING

- 3-minute ride to Charles River Greenway
- 6-minute ride to MBTA Commuter Rail
- 20-minute ride to the Arsenal Project

PUBLIC TRANSIT

MBTA COMMUTER RAIL

- 48-minute ride to Boston [North Station]
- 55-minute ride to Cambridge [Porter Square]

BUSES

- 40-minute ride to Newton Corner [#558]
- 43-minute ride to Central Square, Cambridge [#70 | 70a]
- 55-minute ride to Financial District, Boston [#558]

CONTACT US:

Ron Friedman
Executive Vice President
+1 617 439 6723
ron.friedman3@cbre.com

Rachel Marks
Senior Vice President
+1 617 912 7009
rachel.marks@cbre.com

Perry Beal
Senior Vice President
+1 617 933 0043
perry.beal@cbre.com

Doug Rodenstein
Vice President
+1 617 912 7056
douglas.rodenstein@cbre.com

Elena Ochsenreither
Senior Associate
+1 215 962 5491
elena.ochsenreither@cbre.com



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