

Industrial  
and Commercial  
Real Estate

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RETAIL / WAREHOUSE

WHOLESALE & DISTRIBUTION

OFFICE / FLEX



### URBAN INDUSTRIAL / FLEX / OFFICE / CREATIVE ±20,765 SF FOR LEASE!

Ideal for quasi-retail, professional, storage, service-oriented users who need proximity to downtown and easy access to major highways.

#### Features Include:

- Frontage To Blue Hill Avenue
- Oversized Drive In Doors
- Off-Street Parking
- Sprinklered Building
- 13'-17' Clear Heights
- Tailboard Dock
- Location! Location! Location!



*Exclusive Broker:*

**JOEL B. MILLER**

*Cell:* 617-840-1484

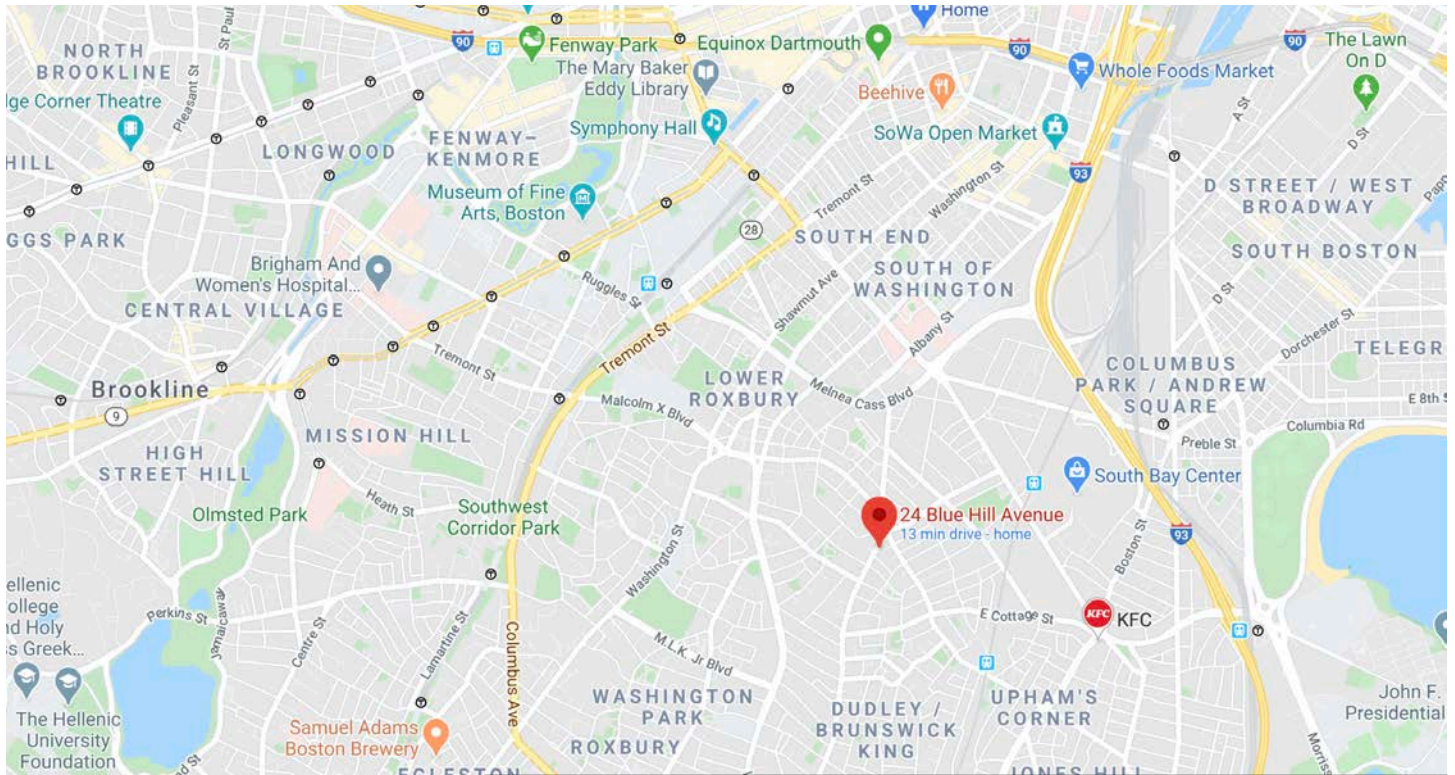
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*Exclusive Broker:*

**Perishable Management Services**

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**Industrial Real Estate  
 Brokerage Services**

**Zoned Roxbury Neighborhood Allowing A Variety Of Uses:**

Subdivision is possible:

- ±7,759 SF - Retail/Flex Warehouse w/ 1 Overhead Door
- ±8,610 SF - Warehouse/Office w/ 2 Overhead Doors, 1 Dock
- ±4,400 SF - Warehouse w/ 1 Overhead Door

Centrally located Newmarket Square & Nubian Square and surrounded by rapid new development. The property is served by public transportation in an amenity rich environment for your workforce.

Only minutes from I-93, downtown Boston, the Boston Fish Pier, China Town, and the Ted Williams Tunnel. Simply an amazing location!



*The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. This information is subject to change and this offering can be withdrawn without notice*