

➤ 440 RUTHERFORD

CHARLESTOWN, MA



5,000-57,000 RSF
LIGHT INDUSTRIAL & TOUGH TECH SPACE



440 RUTHERFORD



CBRE is pleased to present this full building opportunity to lease 57,000 SF of light industrial/ tough tech space at **440 Rutherford Avenue** in Charlestown, MA. Situated within Hood Business Park, this rare urban site offers 18' clear and tailboard loading capabilities which is ideal for flex, tough tech, and light industrial uses. The site's strategic location is minutes away from the amenities within the Charlestown neighborhood and just steps away from the Orange Line MBTA. Located within Hood Business Park, a 1.2MSF urban campus, this location offers great access to local amenities such as restaurants, shopping, and recreation. The property is undergoing a major overhaul with new landscaping as well as a 111,850 SF lab-ready spec build at the adjacent building, 420 Rutherford Avenue.

PROPERTY SPECIFICATIONS

BUILDING SIZE	56,721 SF
AVAILABLE BUILDING SIZE	5,000–56,721 SF
ACREAGE	2.56 Acres
YEAR BUILT/RENOVATED	1958/2010/2021
BUILDING DIMENSIONS	110' x 240'
CLEAR HEIGHT	18'
COLUMN SPACING	22' x 50'
FIRE PROTECTION	Code required fully sprinkler coverage for base building, common areas and tenant shell
LOADING DOCK	Four (4) tailboard loading docks and one (1) drive-in door
PARKING	On-site 146 parking spaces to be allocated across properties

ELECTRICAL

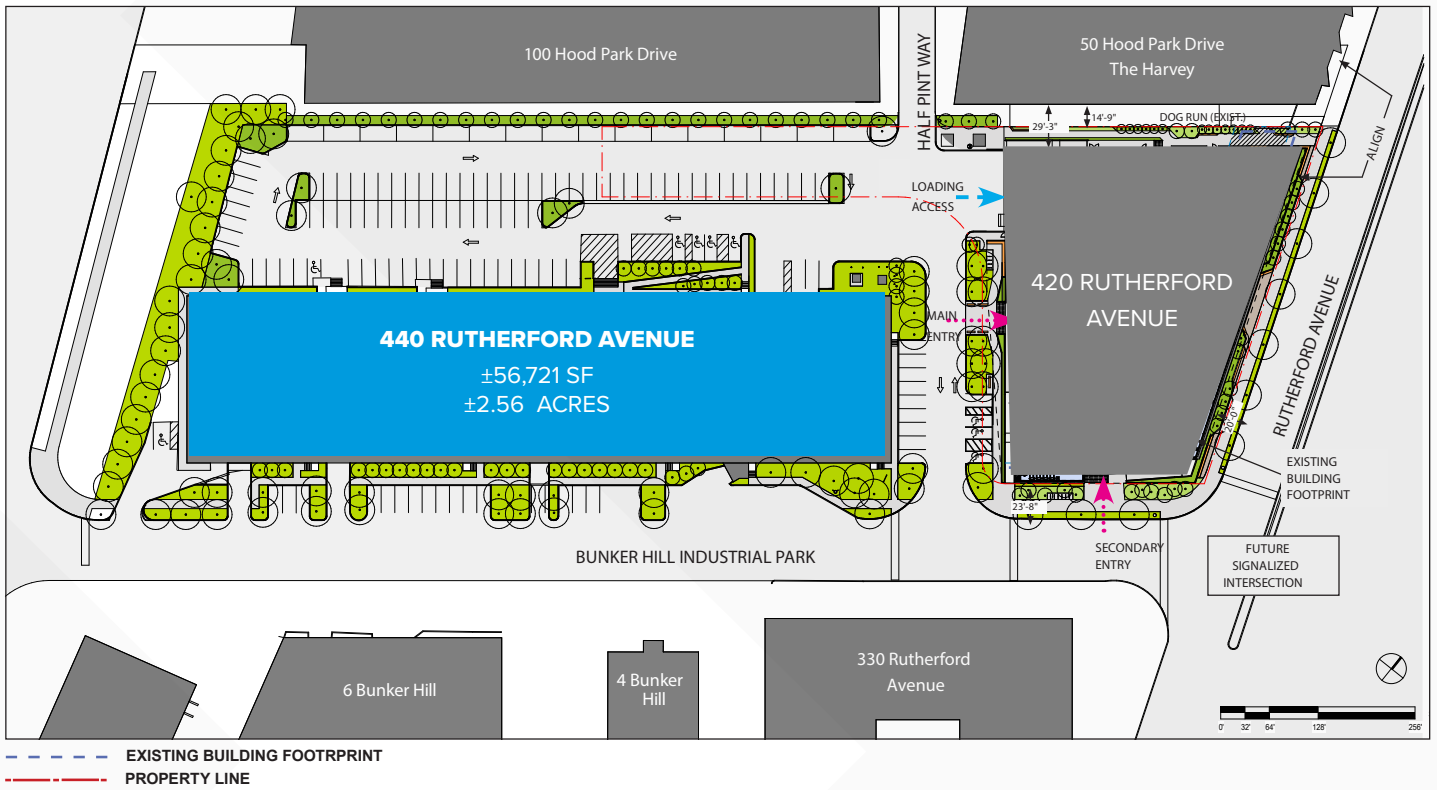
PRIMARY FEED TO BUILDING	1,800 amps, 480 volt, 3-wire/4 phase. Building is served by 1500 KVA Electrical utility service to switchgear in main electrical room.
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HVAC

HVAC	Rooftop gas-fired HVAC units for offices. Direct vented Rexnor gas-fired ceiling mounted units in warehouse.
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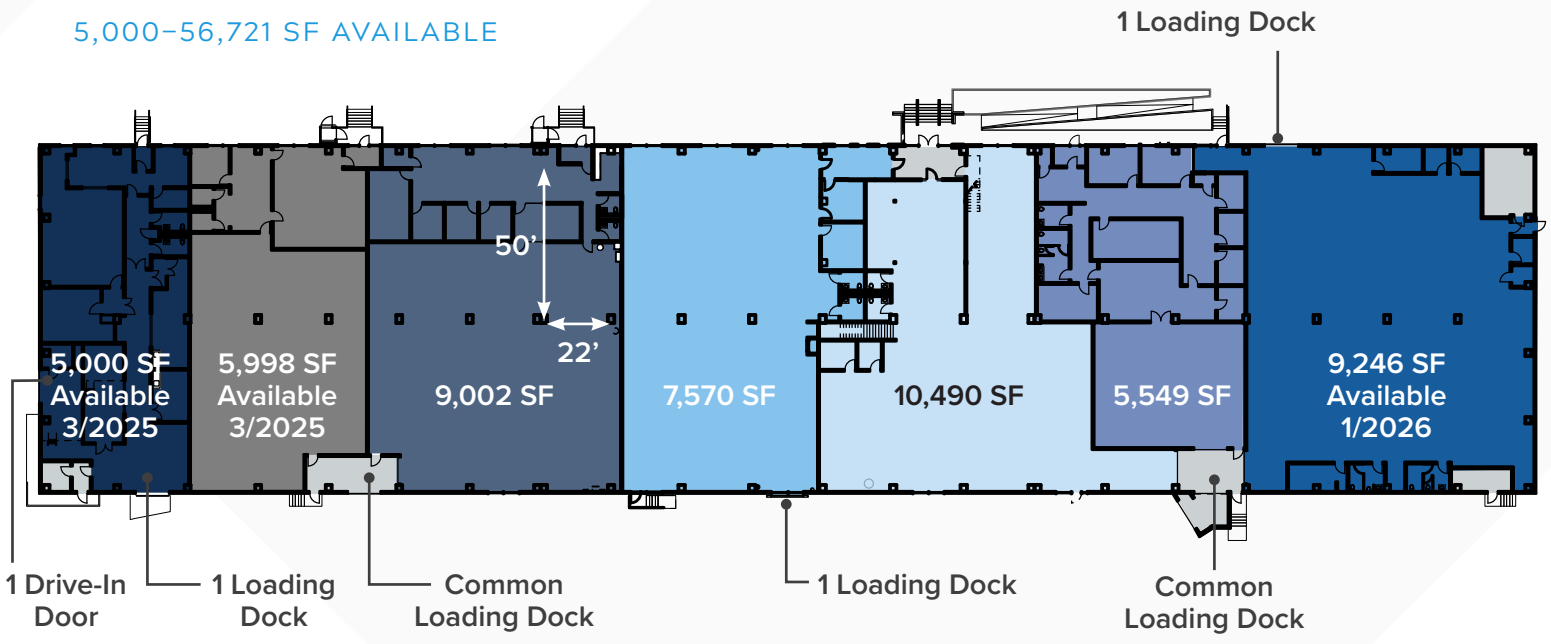
HEATING	Boiler Plant sized for warehouse and office VAV reheat and perimeter heating.
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SITE PLAN



FLOOR PLAN

5,000-56,721 SF AVAILABLE





TRAVEL DISTANCES

ROUTE 99	0.1 miles
INTERSTATE 93	0.5 miles
ROUTE 1	1.0 miles
ASSEMBLY ROW	1.2 miles
DOWNTOWN BOSTON	1.4 miles
KENDALL SQUARE, CAMBRIDGE	1.6 miles
INTERSTATE 90	3.0 miles
LOGAN INTERNATIONAL AIRPORT	4.9 miles

Approx. \$146 million of future upgrades to Rutherford Avenue!

420 RUTHERFORD

440 RUTHERFORD



Short walk to MBTA
Sullivan and Community College Stations providing subway service and access to a number of bus routes



One stop from North Station,
one of Boston's major transit hubs
5-minute walk to MBTA orange line



10-minute walk to North Station
15-minute walk to downtown Boston

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