

**±13,006 SF URBAN INDUSTRIAL WAREHOUSE
WITH UP TO ±8,000 SF OF OUTDOOR STORAGE**

FOR LEASE



420 *E* STREET
SOUTH BOSTON

**±8,000 SF
of Paved Outdoor Storage**

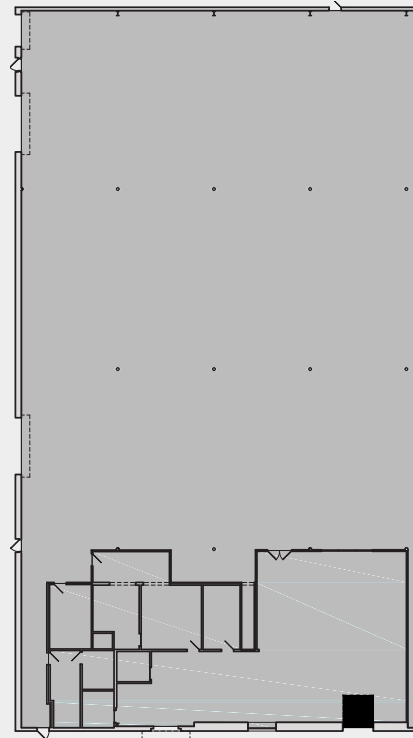
**±13,006 SF
Available**

PROPERTY OVERVIEW

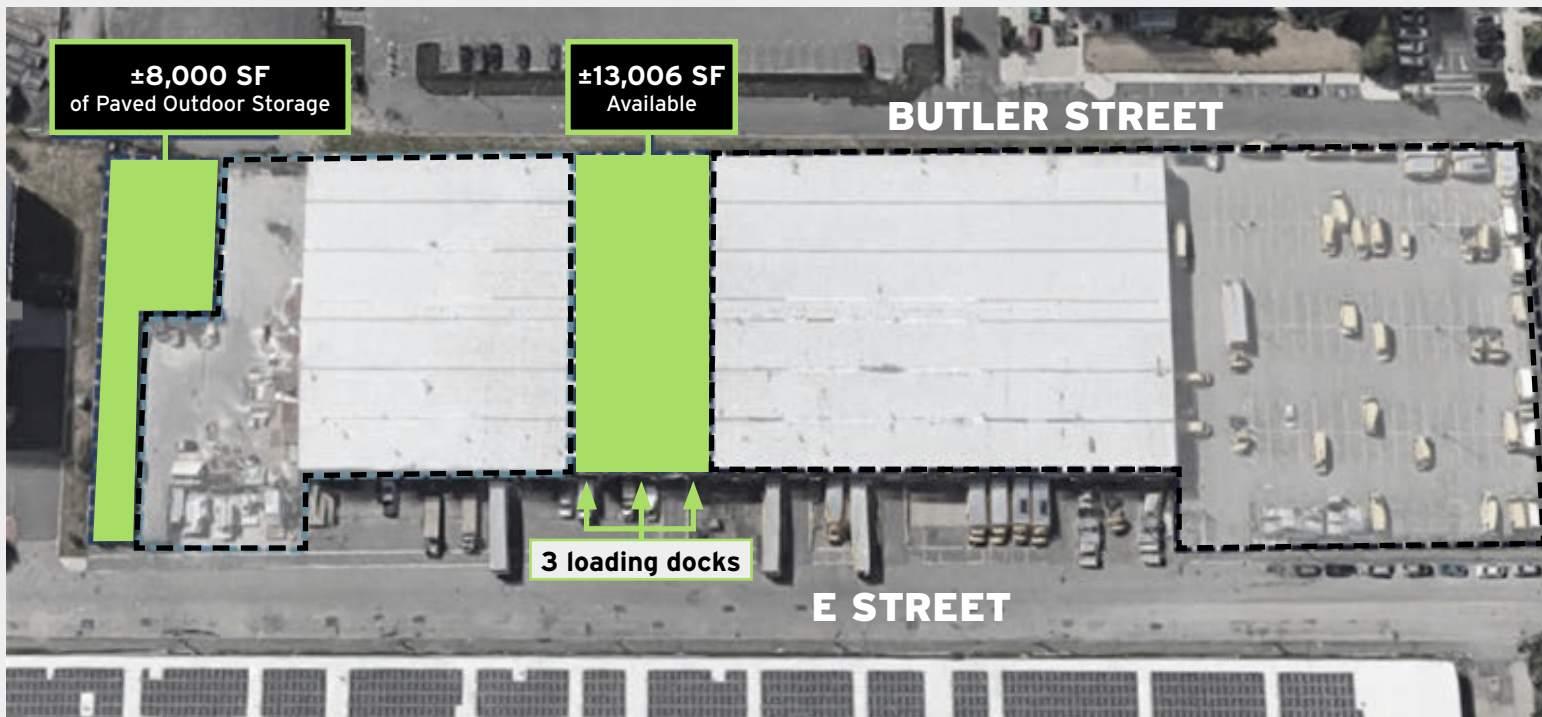
On behalf of Oliver Street Capital, CBRE's Industrial Leasing Team is excited to bring your attention to the availability of $\pm 13,006$ SF of urban warehouse space and an additional $\pm 8,000$ SF of outdoor storage space at 420 E Street in South Boston, Massachusetts. Located just outside of the Seaport District, this facility provides almost immediate access to I-90, I-93, Route 1, and transportation hubs such as South Station and Logan International Airport. This transportation ease and embeddedness in the urban landscape provides logistics and distribution users the potential to benefit from the over 5+ million population brimming from the Greater Boston area. The intersection of labor, distribution efficiency, and the constructive infrastructure components such as a 24' clear height and 3 loading docks combine to qualify 420 E Street as an ideal location for an industrial or distribution facility.

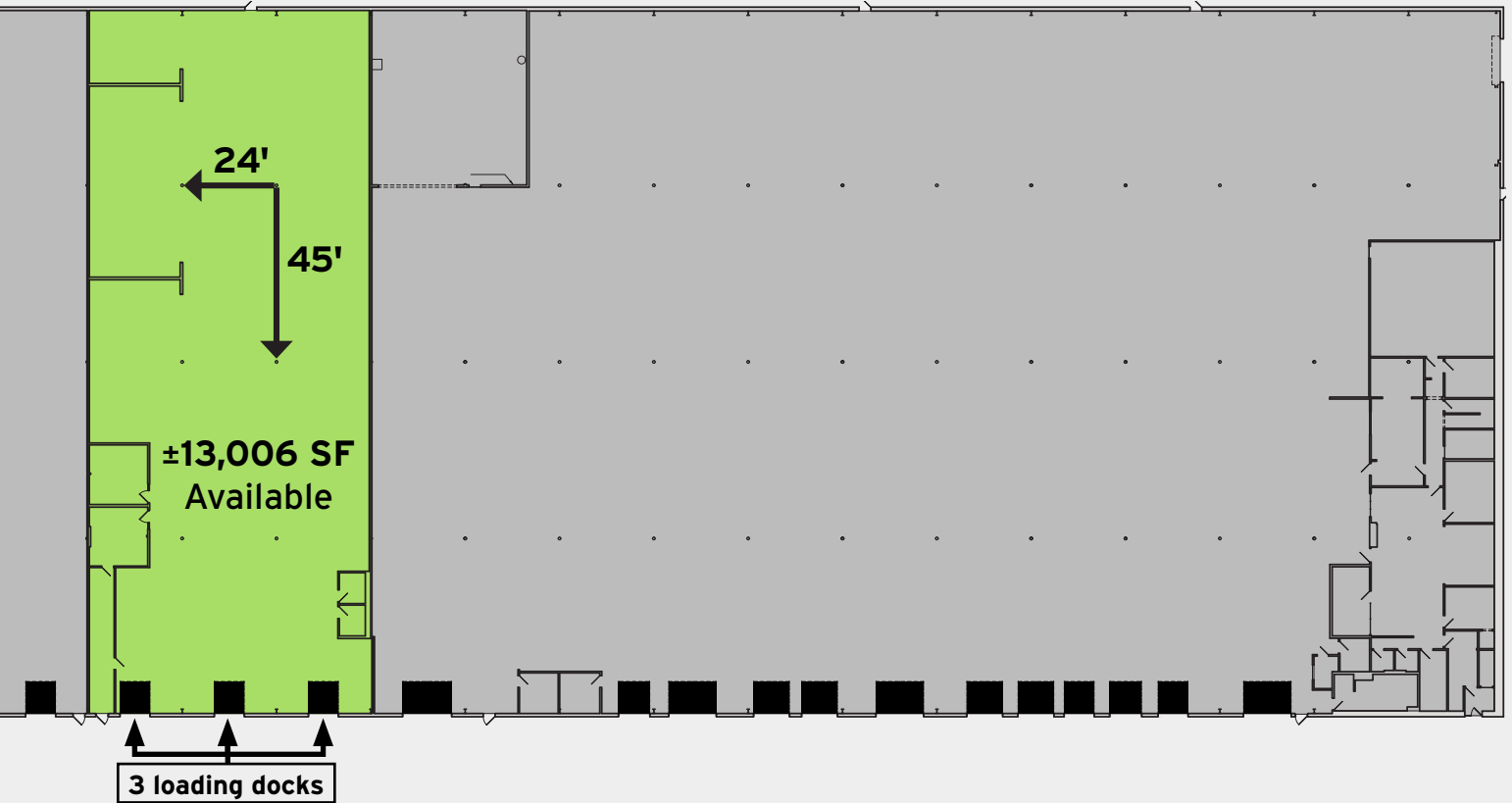
FLOOR PLAN

FIRST FLOOR



SITE PLAN





BUILDING SPECIFICATIONS

- + **Total Building Size:** ±90,234 SF
- + **Total Availability Size:**
 - » ±13,006 SF Warehouse
 - » ±8,000 SF Outdoor storage
- + **Land Area:** ±4.29 Acres
- + **Clear Height:** 24'
- + **Column Spacing:** 24' x 45'
- + **Loading Docks:** Three (3) tailboard loading docks
- + **Fire:** Wet
- + **Car Parking:** ±1.16/1,000 SF
- + **Power:** 100 Amps, 240 V, 1-phase (To suite)
- + **Zoning:** Commercial
- + **Utilities:**
 - » Gas: National Grid
 - » Water/Sewer: Boston Water & Sewer Commission
 - » Electric: Eversource



NEARBY SEAPORT AMMENITIES & NEIGHBORS

35

RESTAURANTS & NIGHT LIFE

28

FAST CASUAL & COFFEE

OCEAN PRIME
FISH - STEAKS - COCKTAILS

Del Frisco's
DOUBLE EAGLE STEAKHOUSE

ROW 34

the Smoke Shop
by Andy Husbands

CAFFÈ NERO

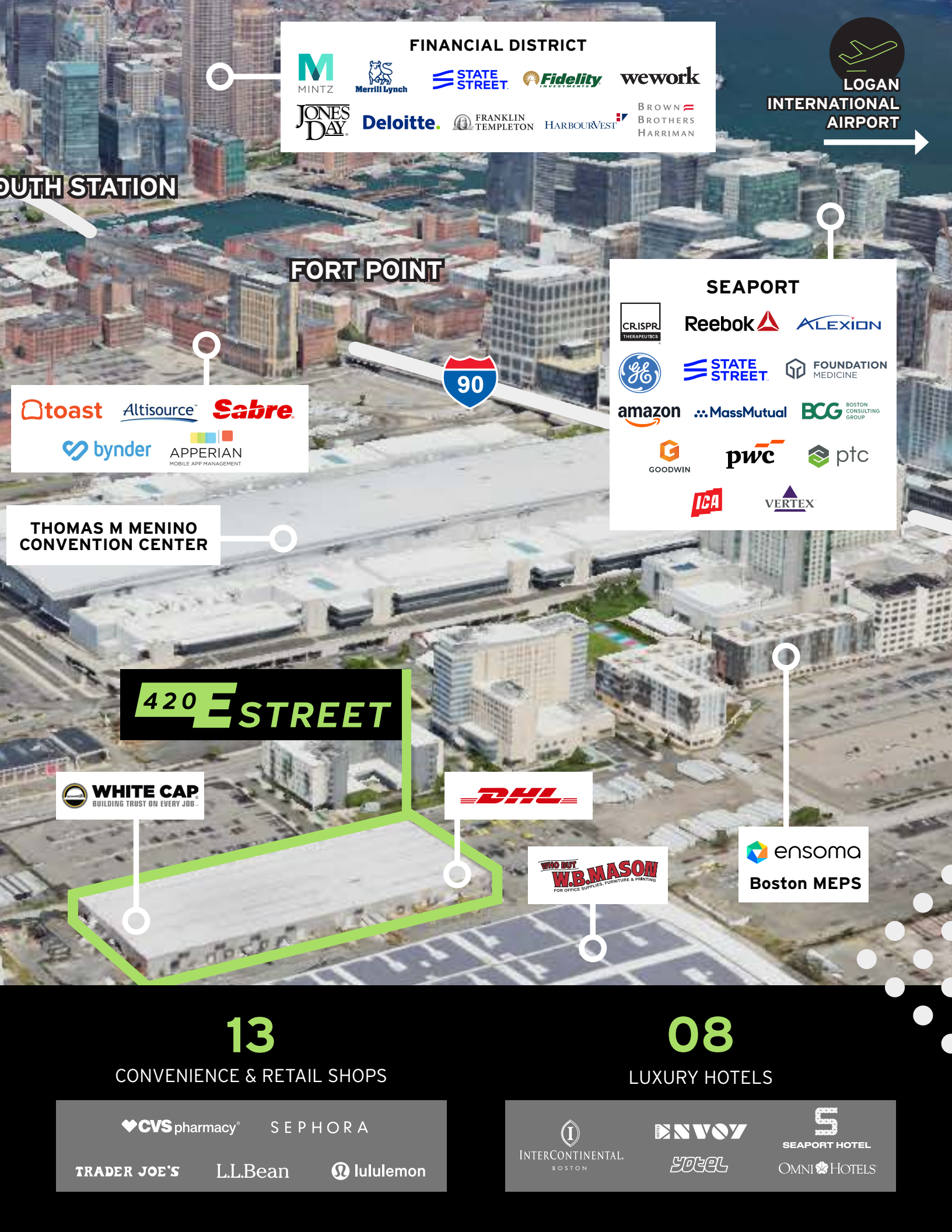
LOLA burger

DIG

SHAKE SHACK

flour

wagamama



FINANCIAL DISTRICT

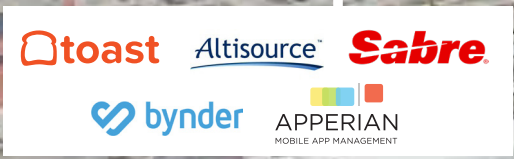


LOGAN INTERNATIONAL AIRPORT

OUTH STATION

FORT POINT

SEAPORT



THOMAS M MENINO CONVENTION CENTER

420 E STREET



13

CONVENIENCE & RETAIL SHOPS

08

LUXURY HOTELS



NEARBY SEAPORT AMMENITIES



±5M

PEOPLE IN GREATER BOSTON



AMPLE

PARKING



EFFICIENT

HIGHWAY ACCESS



NEARBY

MBTA TRAIN STOPS



LOCAL

COMMUTER FERRY



24'

CLEAR HIGH BAY FACILITY



ONE AU BON PAIN WAY
GINKGO BIOWORKS™
THE ORGANISM COMPANY

6 TIDE STREET
PURETECH
GIVING LIFE TO SCIENCE™ **SmartLabs** **entrada**
THERAPEUTICS

200 PIER 4
Cengage

121 SEAPORT
ALEXION **FOUNDATION**
MEDICINE®

100 NORTHERN AVE
APTIV

25 THOMPSON PLACE
IQVIA
CATALANT

pwc

ONE MARINA PARK DRIVE
polarisp Partners
Akebia **NASUNI**
FOUNDATION
MEDICINE®

50 NORTHERN AVE &
10 FAN PIER BOULEVARD
VERTEX



INDUSTRIAL



TECH

21-27 DRYDOCK AVENUE



451 D STREET



17-19 DRYDOCK AVENUE



645 SUMMER STREET



20-22 DRYDOCK, 316-318 NORTHERN AVE & ONE HARBOR STREET



2 SEAPORT LANE



420 E STREET



420 **E** STREET

SOUTH BOSTON

FOR LEASE



ACCESS MAP

Distance to:	1.2 Miles South Station	1.34 Miles I-93	2.81 Miles I-90	2.8 Miles Logan International Airport
	3.11 Miles Route 28	3.32 Miles Route 9	3.9 Miles North Station	4.03 Miles Route 1A
			4.83 Miles Route 1	

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OLIVER STREET
CAPITAL

CBRE