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DORCHESTER
AVENUE
BOSTON, MA



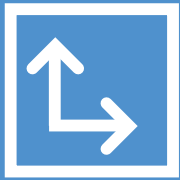
±48,134 SF

RARE URBAN WAREHOUSE/INDUSTRIAL OPPORTUNITY

AVAILABLE FOR LEASE



SITE PLAN



Site Size:
±1.8 Acres



Building Size:
±48,134 SF
242'-6" Long x 140'-6" Deep

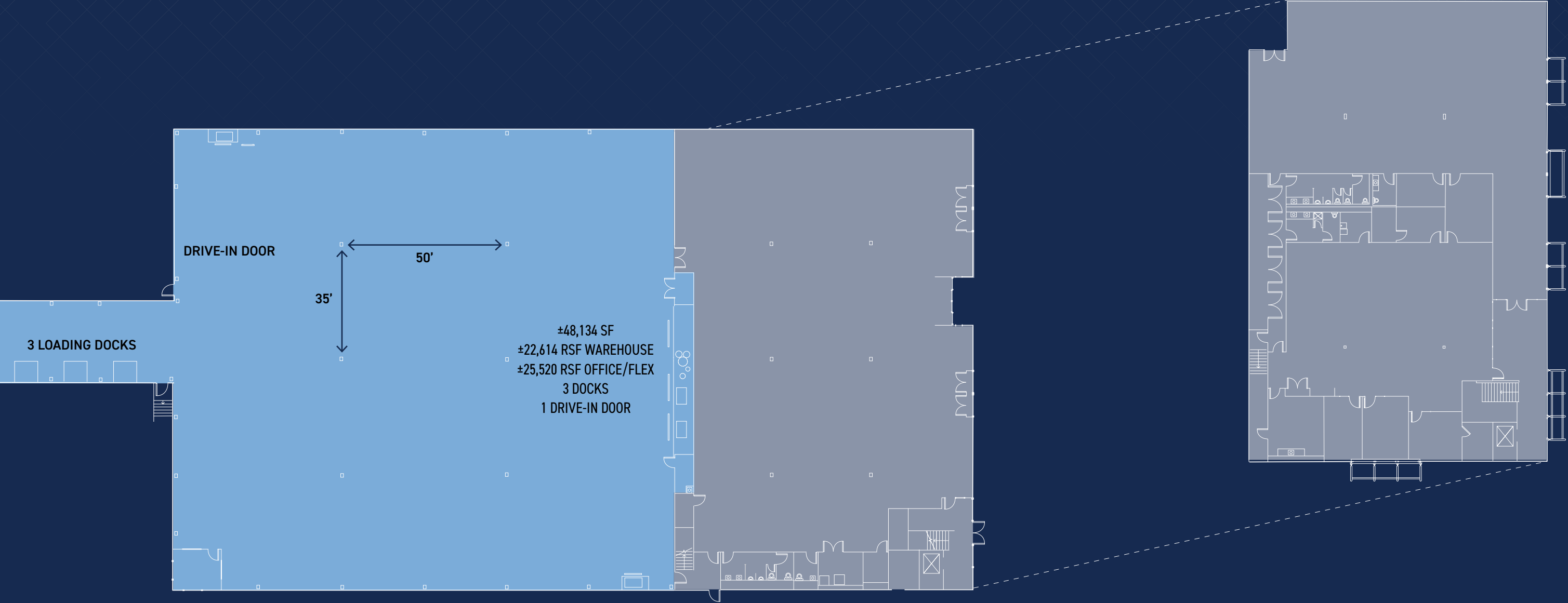


Loading Docks:
3 Loading Docks
1 Drive-in Door

BUILDING SPECIFICATIONS | AVAILABLE SPACE ±48,134 SF

LOADING DOCKS:	3 Loading Docks / 1 Drive-in Door	COLUMN SPACING:	50' x 35' (typical)	BUILDING SIZE:	±48,134 SF	LAND AREA:	±1.8 Acres
CLEAR HEIGHT:		BUILDING DIMENSIONS:	242'-6" X 140'-6"	AVAILABLE SPACE:	±48,134 SF	FIRE PROTECTION:	Wet System
Warehouse:	30'-5" - 32'	ROOF:	TPO Membrane	Floor 1:	±35,374 SF	PARKING:	60 Auto Spaces
Office/Flex:	11'	FLOOR SLAB:	Slab on Grade	Warehouse:	±22,614 SF	UTILITIES:	
POWER:	800A, 277/480V 4-W, 3-P	ZONING:	Industrial	Office/Flex:	±12,760 SF	Electric:	Eversource
LIGHTING:	LED			Floor 2:	±12,760 SF	Gas:	National Grid
				Office/Flex:	±12,760 SF	Water:	Boston Water
						Septic:	Boston Sewer

FLOOR PLAN



1ST FLOOR

- Warehouse: ±22,614 SF
- Office/Flex: ±12,760 SF

2ND FLOOR

- Office/Flex: ±12,760 SF

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DRIVE TIMES

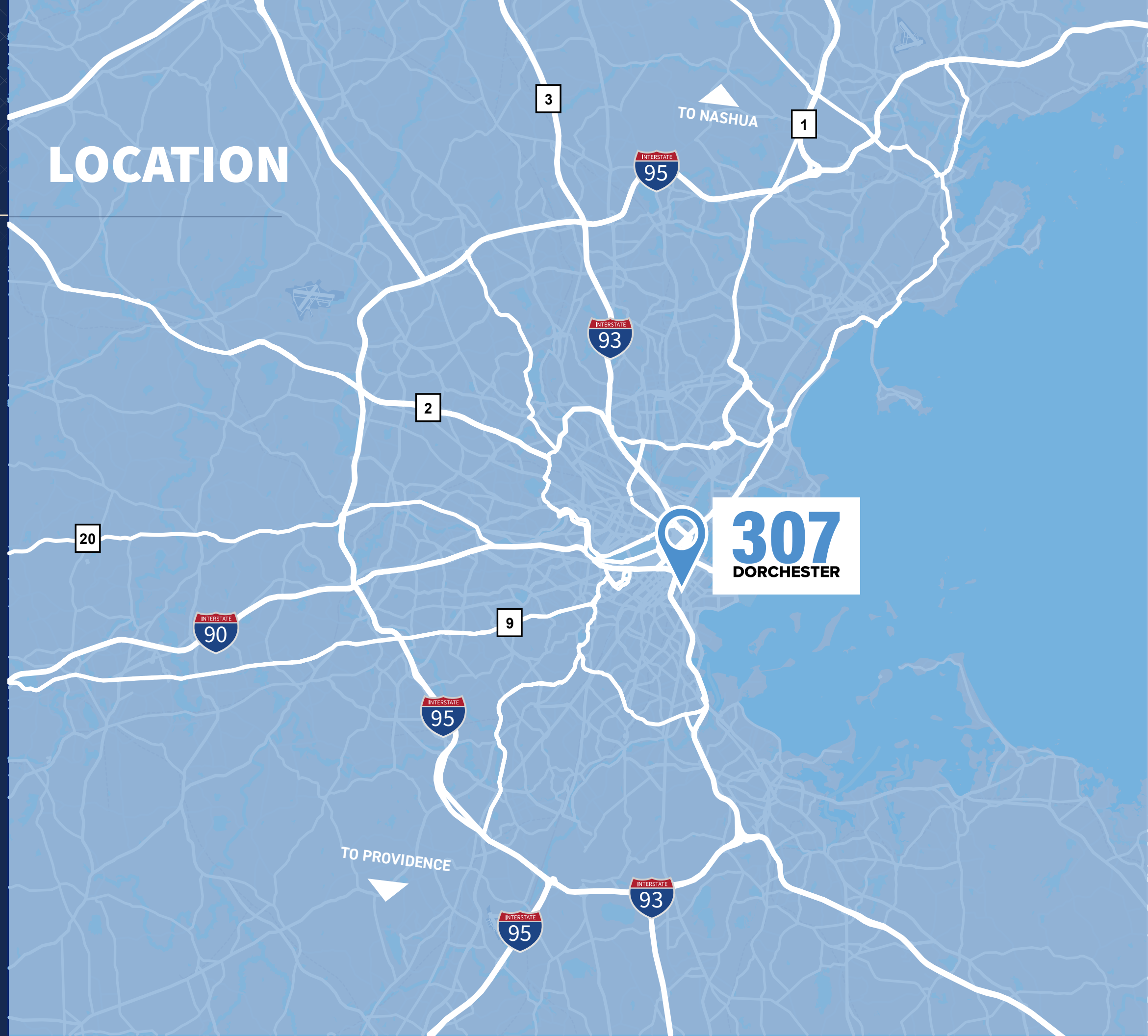


TO PROVIDENCE



TO NASHUA

LOCATION

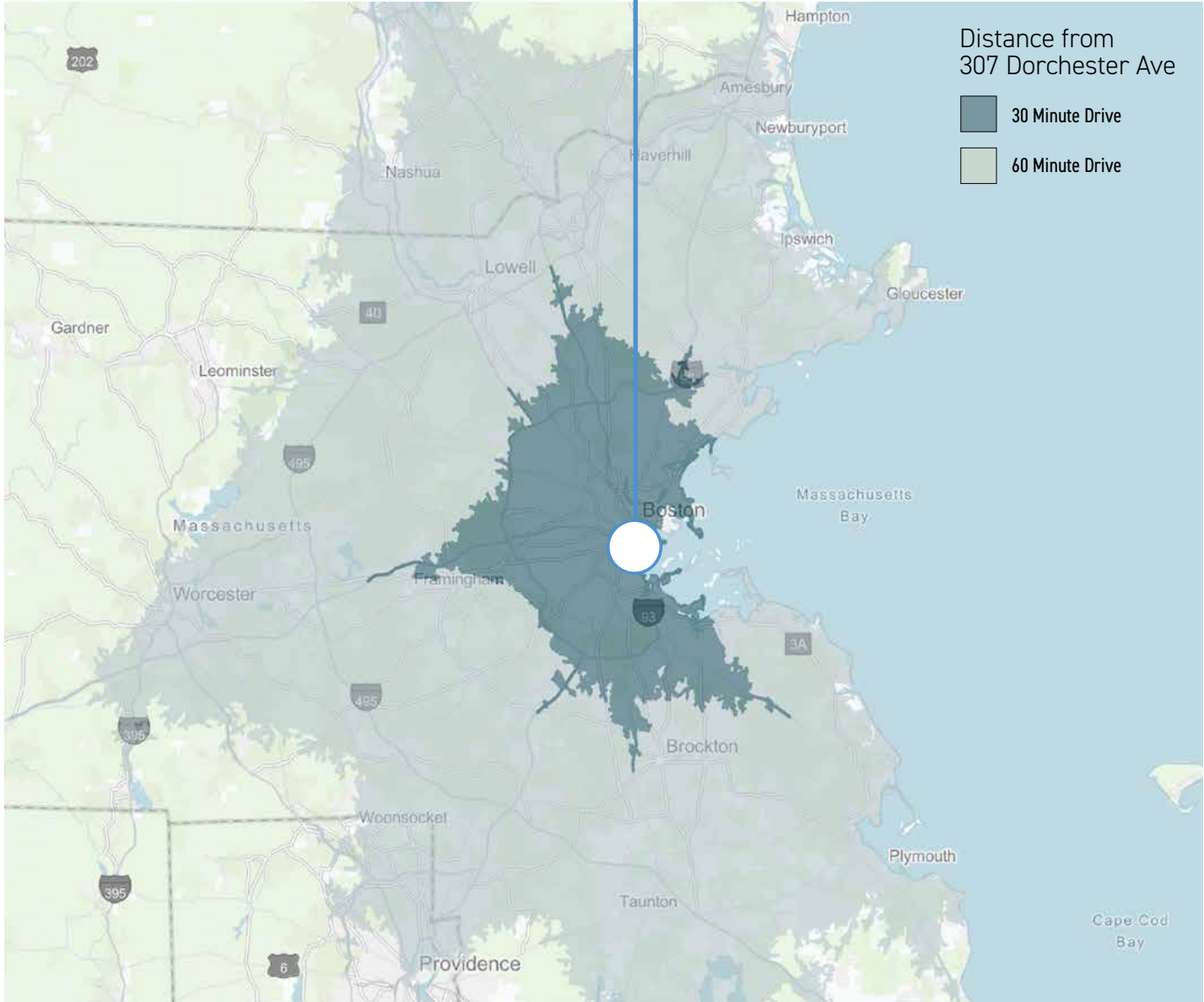


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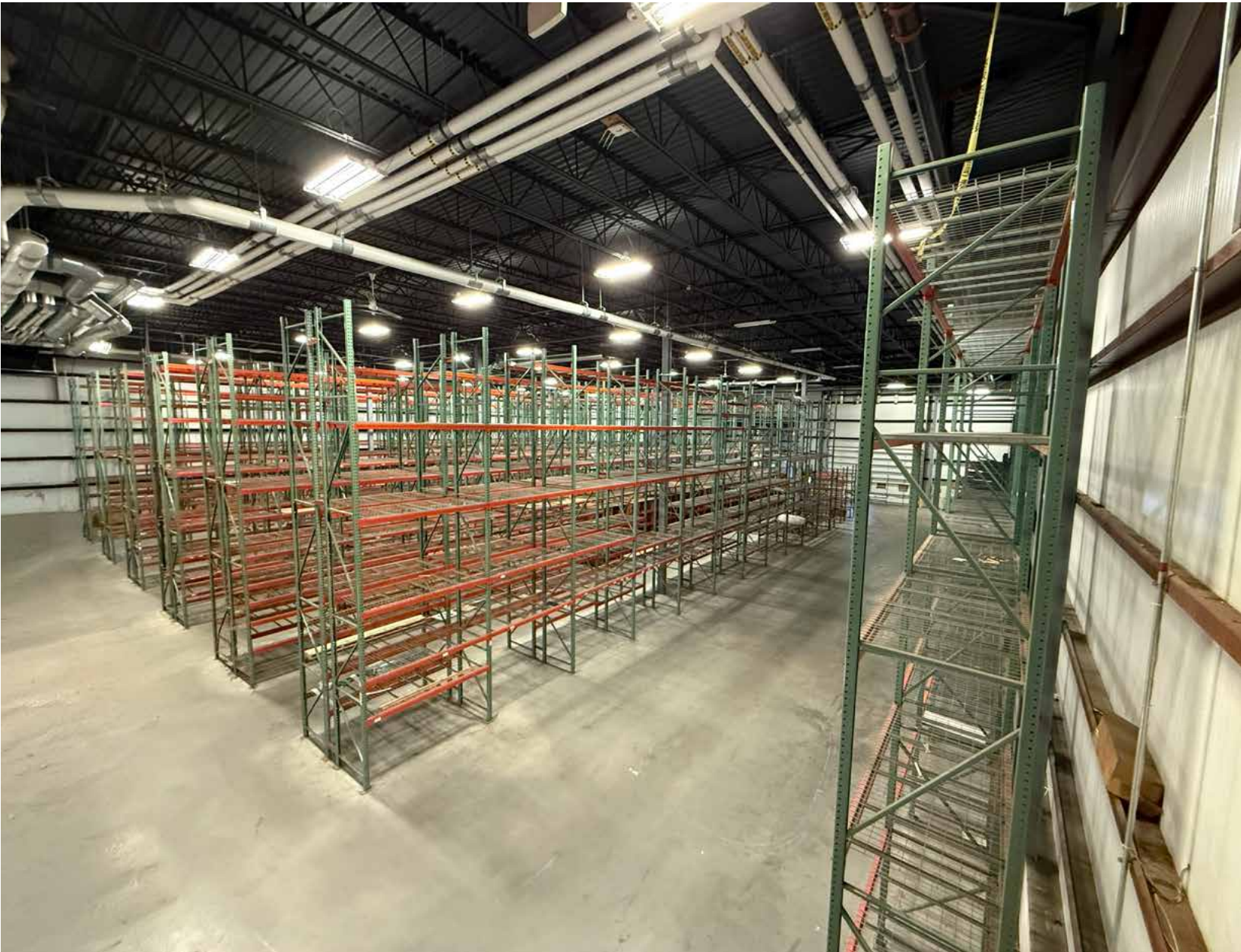
LABOR AND DEMOGRAPHICS

NEIGHBORING COMPANIES

GREATER BOSTON LABOR FORCE ANALYSIS



Demographics	30 Minute Drive	60 Minute Drive
Total population	2,192,394	5,653,647
Total labor force	1,270,547	3,143,979
Warehouse labor	54,411	151,176
Blue-collar workers	221,181	546,587



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National Development is a vertically integrated real estate investment, development, asset and property management firm. Its mission is to turn projects into communities by working collaboratively as long-term partners, creating value for its investors and enhancing the neighborhoods in which it builds. For over 40 years, Newton, MA-based National Development has been one of the most active real estate investment and development firms in New England. The firm has developed and/or acquired over 35 million SF across a broad range of product types and invests on behalf of its series of fully discretionary funds. For more information, visit natdev.com

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LEASING BY:



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