

FAST PIER

PIER

MAKE WAVES

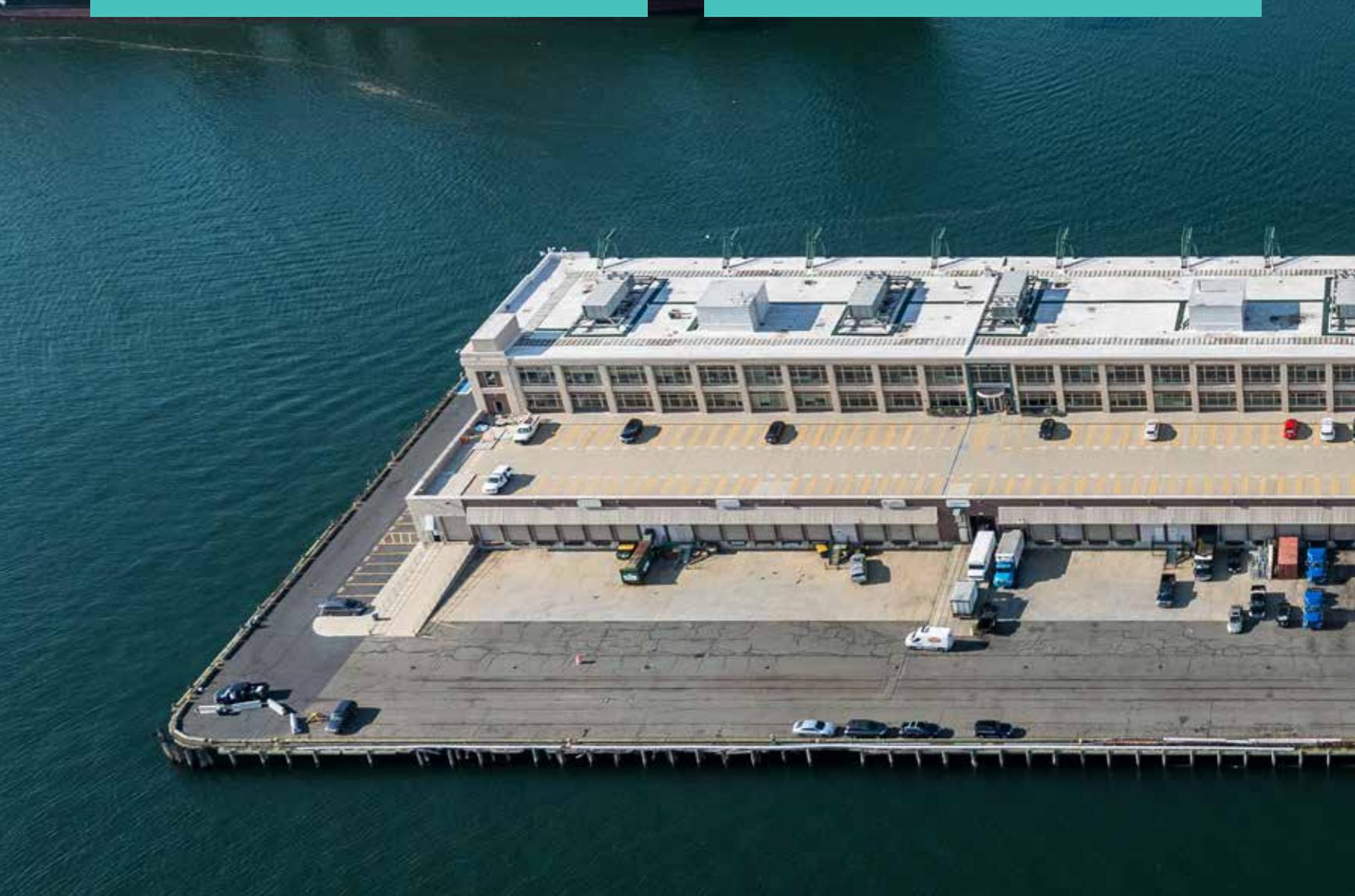
LAST MILE DISTRIBUTION

LOCATION

88 Black Falcon Pier is located in the final mile of the Seaport's Marine Industrial Park.

ACCESS

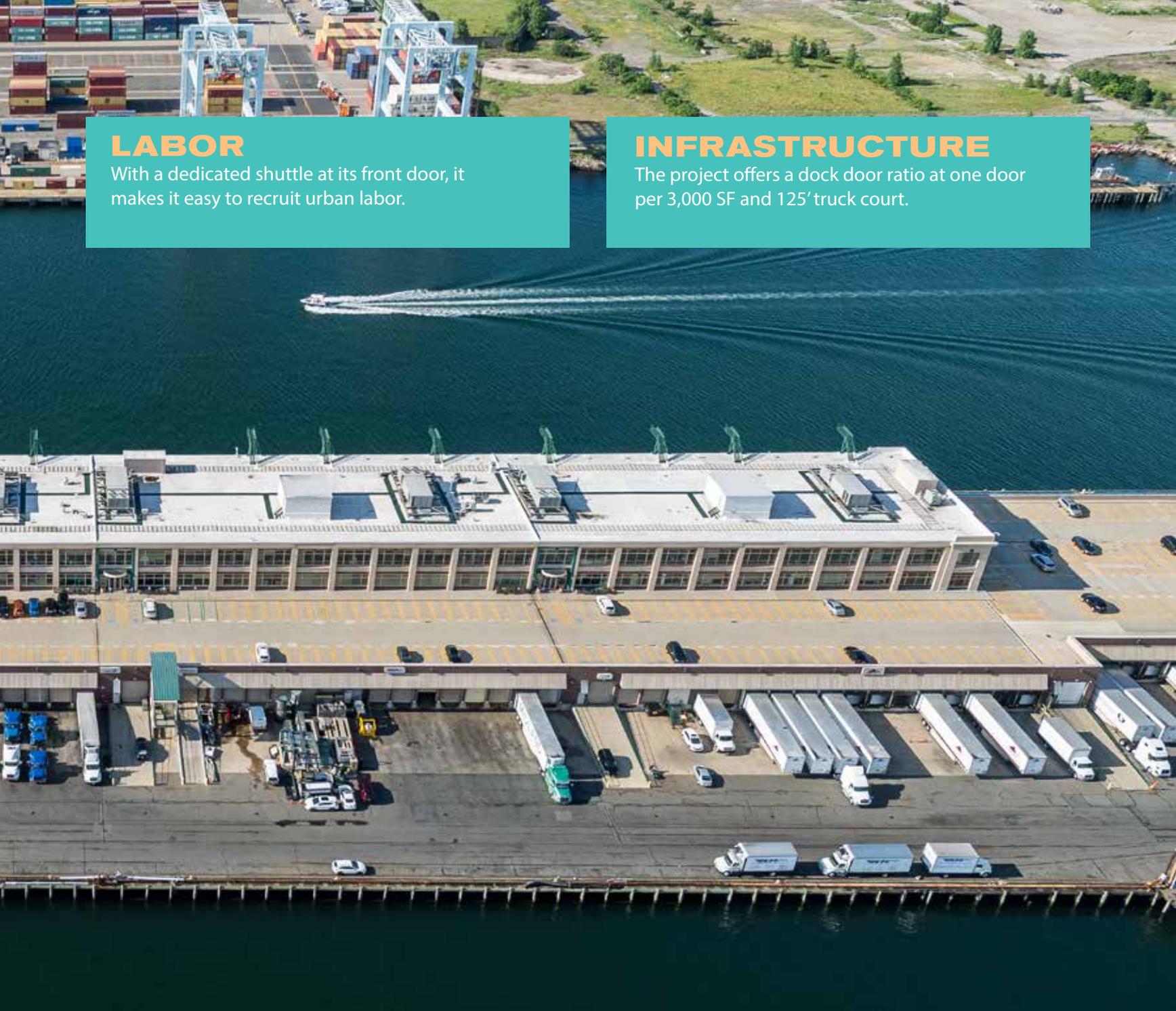
The building offers ease of access to Logan Airport, the Mass Pike and Interstate 93, both north and south.



38,646 SF OF LAST-MILE URBAN INDUSTRIAL

On behalf of our client, CBRE is pleased to present an exciting opportunity to lease urban industrial space at 88 Black Falcon Pier. Black Falcon Pier has 191,000 SF of first-floor industrial space with two floors of office above. The building is located in the Marine Industrial Park in Boston, Massachusetts. Building features to note include 20' clear height with 77 loading docks, 555 spaces with a 125' truck court, cafe and fitness center. Black Falcon offers dedicated shuttle service to South Station, unparalleled access to Logan Airport, the Mass Pike and Interstate 93.





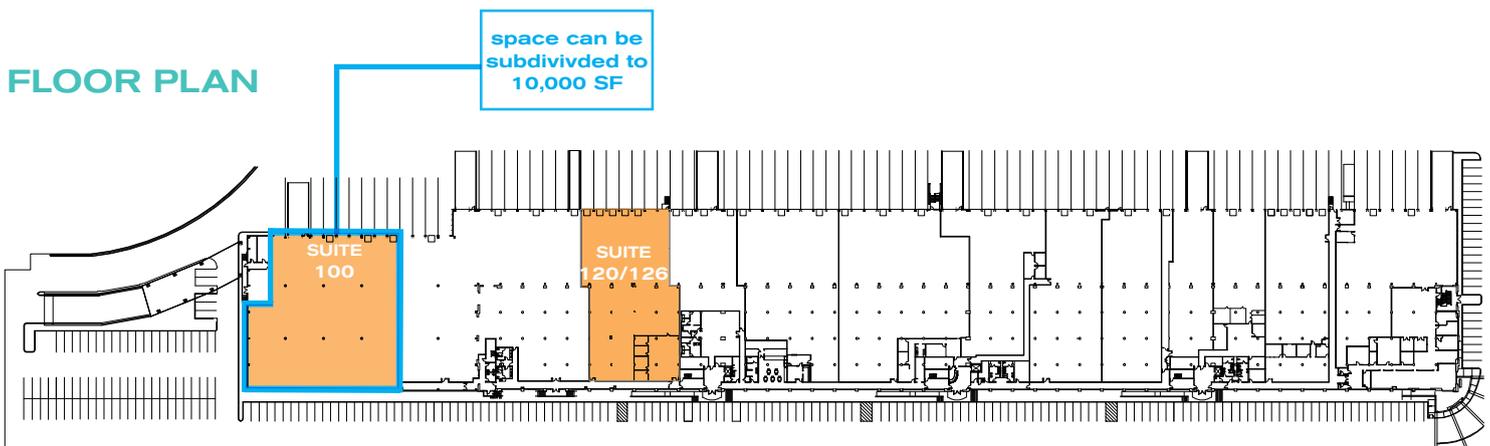
LABOR

With a dedicated shuttle at its front door, it makes it easy to recruit urban labor.

INFRASTRUCTURE

The project offers a dock door ratio at one door per 3,000 SF and 125' truck court.

FLOOR PLAN



SUITE 100
22,698 SF

* space can be subdivided to
10,000 SF

SUITE 120/126
15,948 SF

PROPERTY SPECIFICATIONS

FIRST FLOOR SIZE:

191,000 SF warehouse/distribution

STRUCTURE & FOUNDATION:

Reinforced concrete

FAÇADE:

EIFS

AVAILABLE SPACE:

38,646 SF

LAND AREA:

10.52 acres

ZONING:

South Boston Maritime Economy Reserve/I-2

YEAR BUILT/RENOVATED:

1920/2018

CLEAR HEIGHT:

Average 19'6"

COLUMN SPACING:

Average 21'6" x 18'2"

LOADING DOCKS:

77 loading docks with seven drive-in doors
Typical dock size is 10' x 10'

HVAC:

Heat provided by nine gas-fired Sterling units

PARKING:

0.25 spaces/1,000 SF

TRUCK COURT:

Designated truck parking with 125' truck court and concrete truck aprons

ROOF:

50 mil Sarnafil S327 membrane, mechanically fastened

ELECTRIC SERVICE:

3000 AMPS, 6 watts/SF

UTILITIES:

Electric: Massachusetts Port Authority

Gas: National Grid

Water & Sewer: City of Boston

AMENITIES:

Cafe with solarium seating

Fitness & shower facilities

Outdoor patio & seating

On-site tenant parking

Amazon lockers

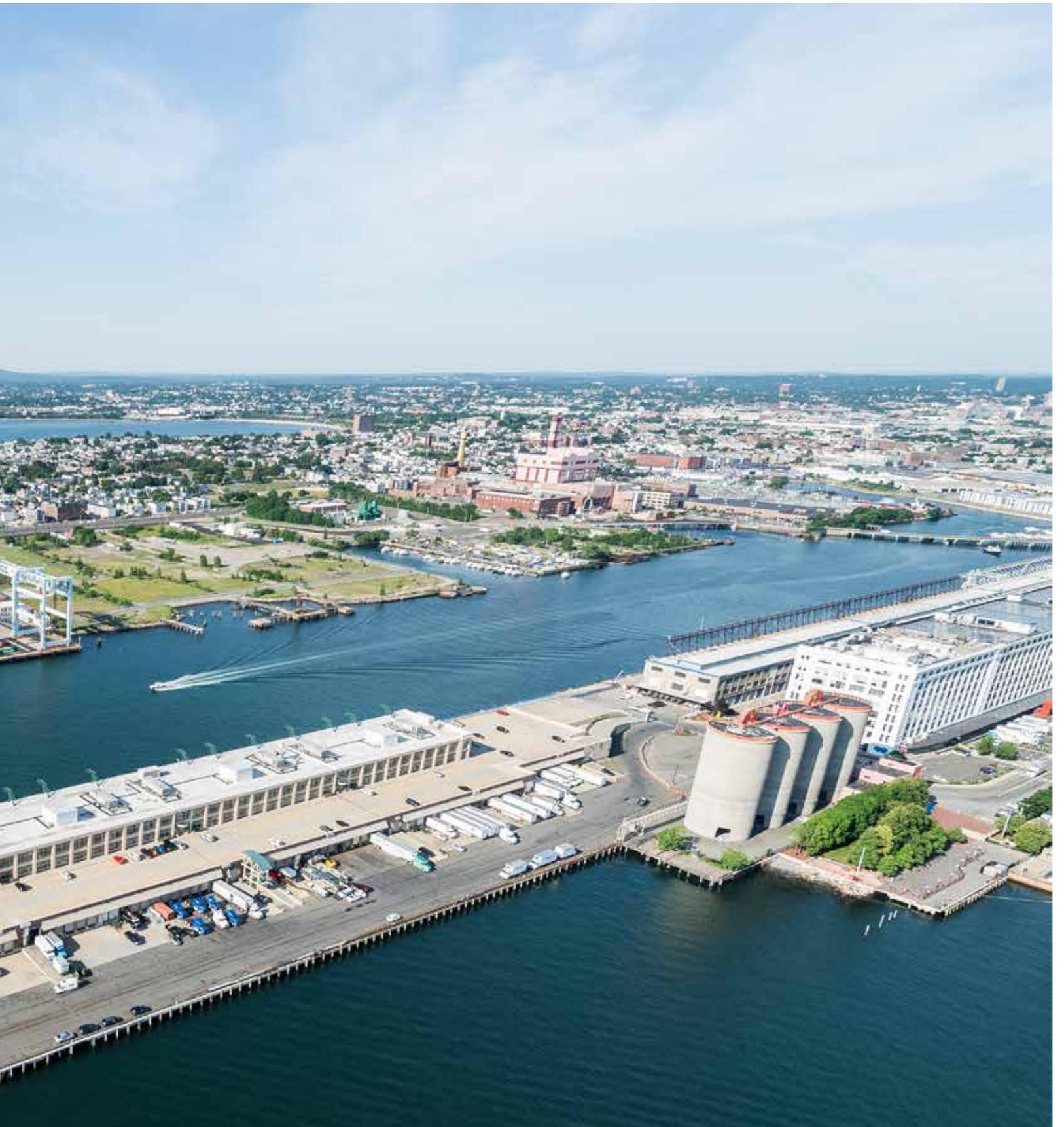
Bike storage

Bike share program

South Station shuttle bus

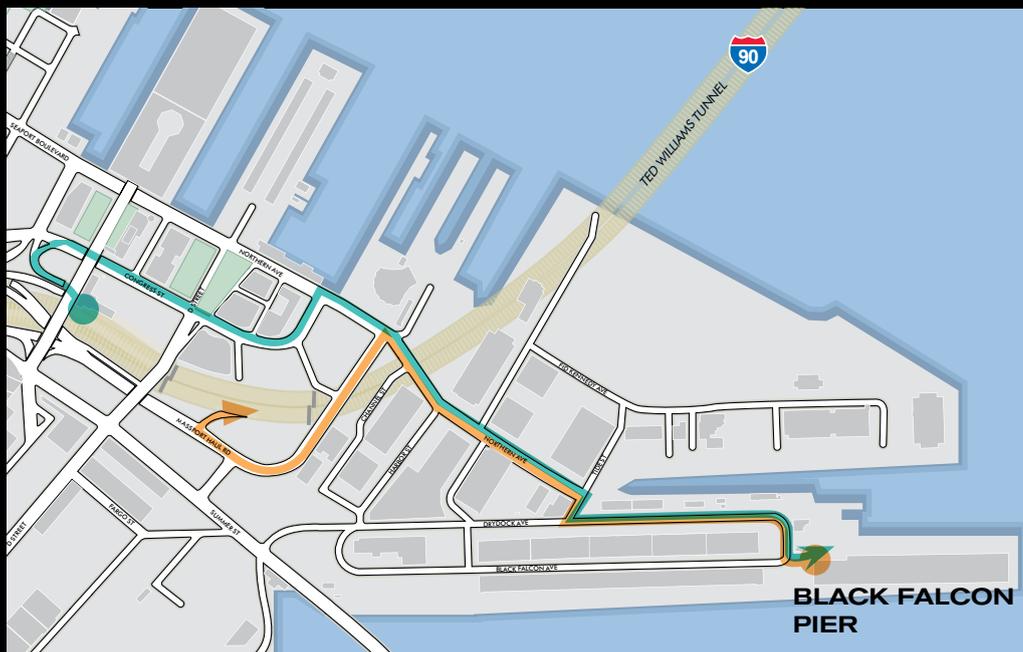
Harborwalk







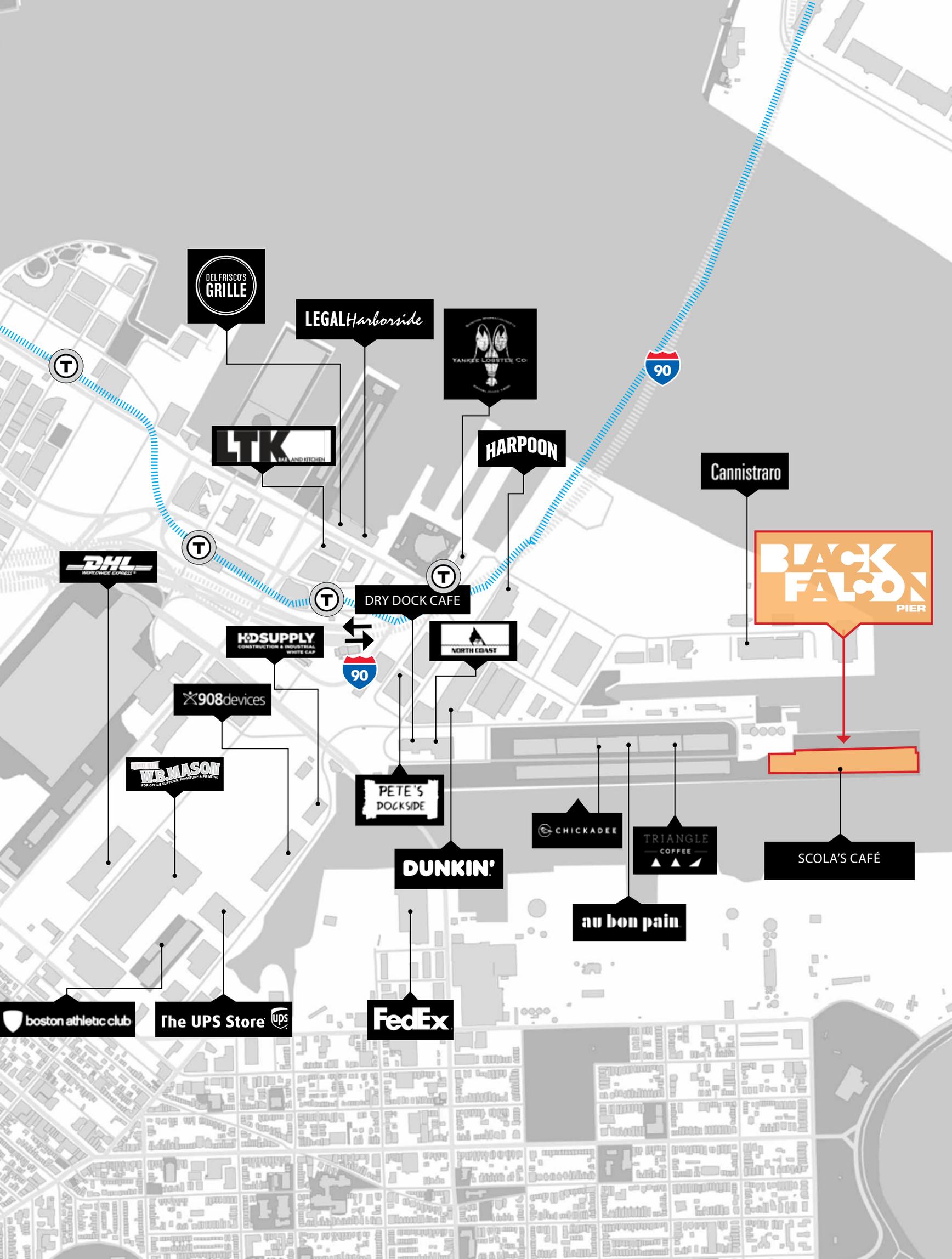
PRIVATE SHUTTLE SERVICE TO/FROM SOUTH STATION



4 MINUTES TO I-90

6 MINUTES FROM I-90 TO BLACK FALCON PIER

**10 MINUTES TO LOGAN AIRPORT
FREIGHT TERMINAL**



DEL FRISCO'S
GRILLE

LEGAL Harborside



LTK
MA AND KITCHEN

HARPOON



Cannistraro

BLACK
FALCON
PIER



DRY DOCK CAFE



K&S SUPPLY
CONSTRUCTION & INDUSTRIAL
WHITE CAP



908devices

WB NASON
FOR OFFICE SUPPLIES, FUNCTIONAL & ARTISTRY

PETE'S
DOCKSIDE



TRIANGLE
COFFEE

SCOLA'S CAFÉ

DUNKIN'

au bon pain

boston athletic club

The UPS Store

FedEx

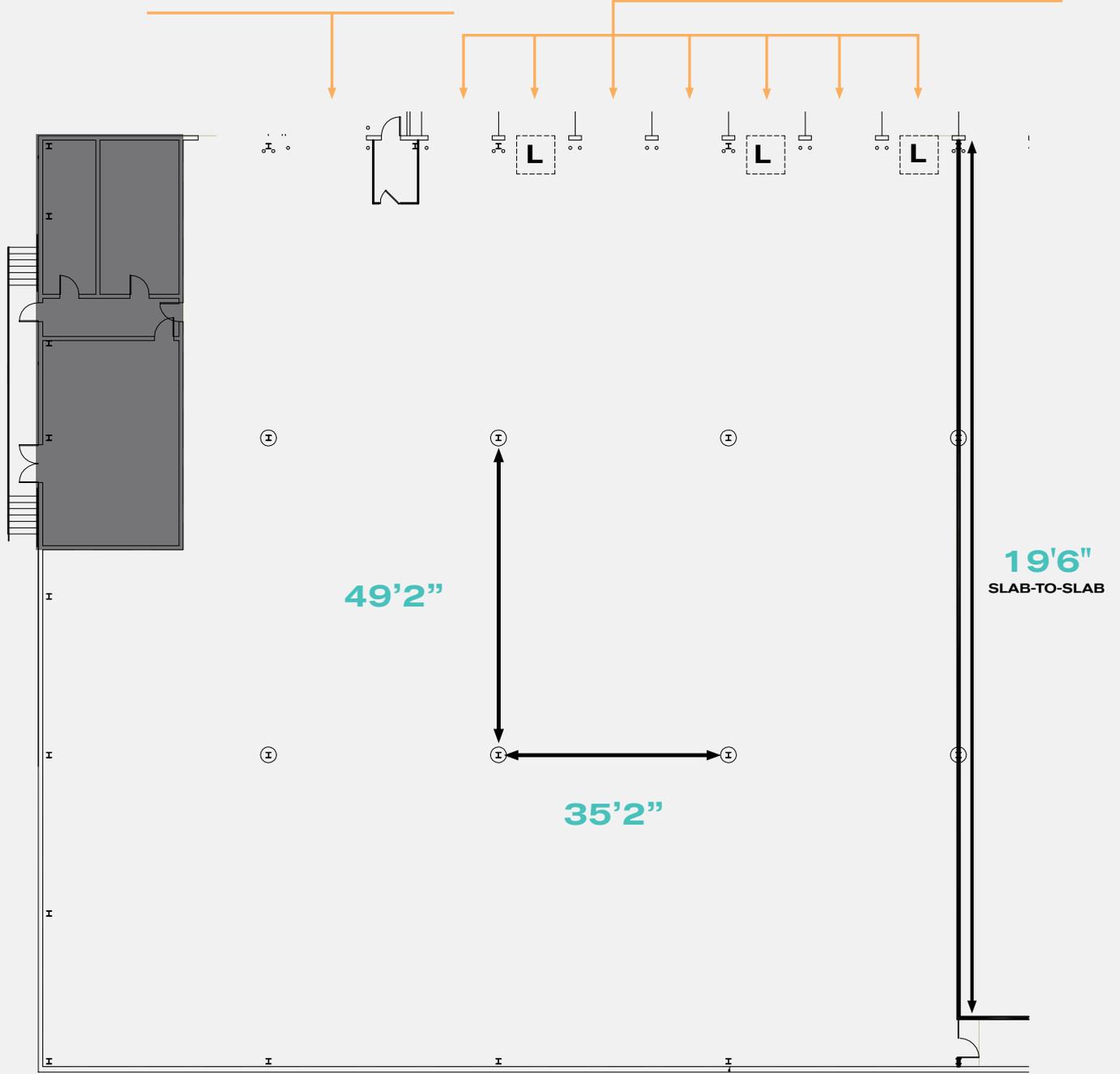
SUITE 100

22,698 SF

* space can be subdivided to 10,000 SF

1 12' x 12'
ramped drive-in door

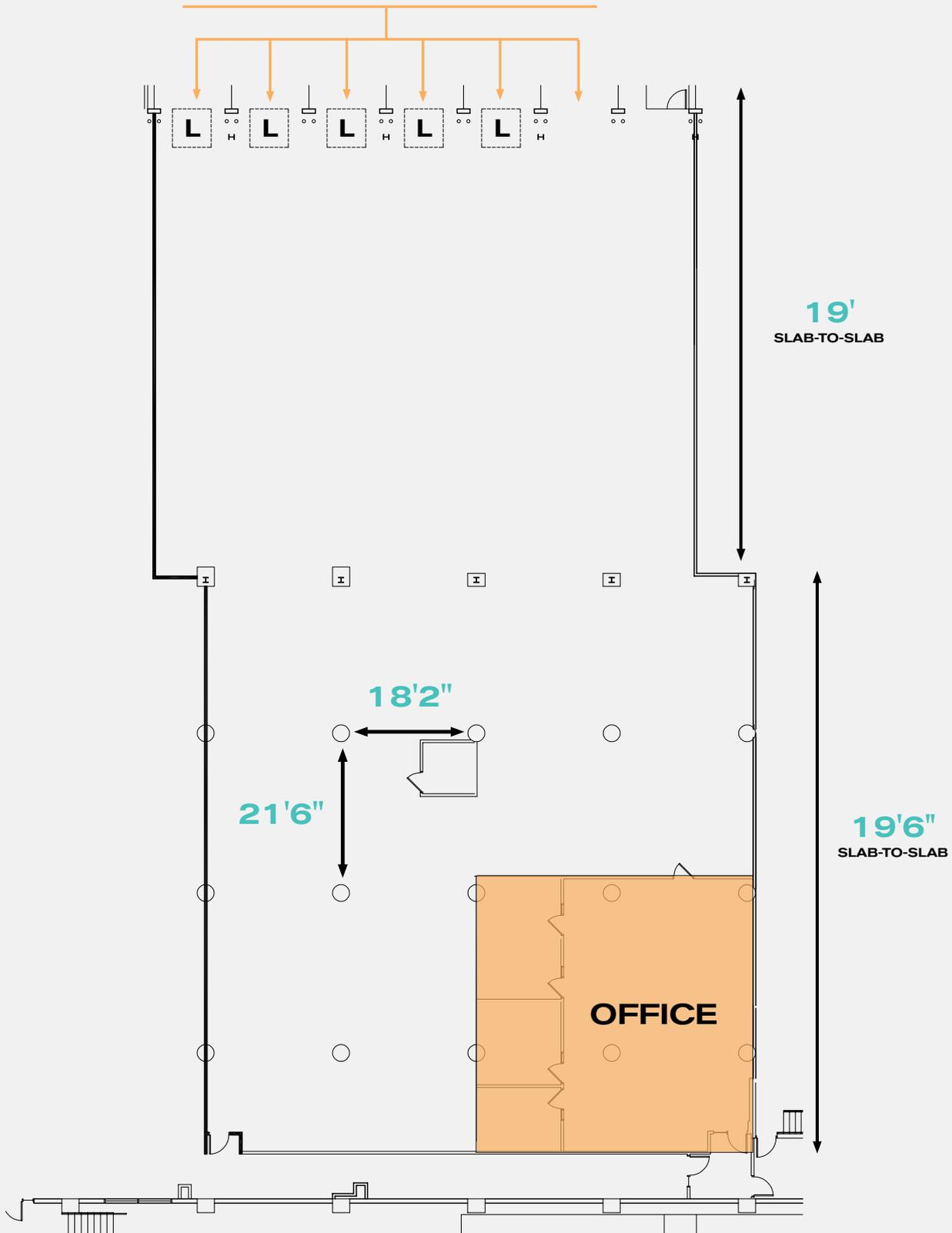
7 10' x 10'
loading docks with three levelers



SUITE 120/126

15,948 SF

6 10' x 10'
loading docks with five levelers





1 Enterprise Road | Billerica, MA



225 & 300 Wildwood Avenue | Woburn, MA



275 Dan Road | Canton, MA



29 and 35 Dunham Road | Billerica, MA



33 Upton Drive | Wilmington, MA



80 Stockwell Drive | Avon, MA

DEVELOPED AND MANAGED BY:

The Davis Companies

For 40 years, The Davis Companies has created real estate destinations centered on three fundamental principles: community, collaboration and conversation. It's how we forge long-standing relationships with our tenants across our wide and varied portfolio.

OUR PORTFOLIO HIGHLIGHTS:

Approximately \$2.8B assets under management with over 175 investments representing 21.8 MSF of commercial space; 7,500 residential units; and 4.9 MSF ground-up development, including 1.4 MSF LEED Gold or higher.

BLACKFALCONPIER.COM

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