

# 10 & 100

J U S T I N   D R I V E

±19 ACRES

UP TO 295,000 SF

URBAN INDUSTRIAL

FOR LEASE

10 JUSTIN DRIVE

100 JUSTIN DRIVE



## MULTI-PURPOSE INDUSTRIAL OPPORTUNITY



WAREHOUSE/  
LAST MILE  
DISTRIBUTION



R&D/FLEX



COLD  
STORAGE/FOOD  
PROCESSING



LIFE SCIENCE/  
BIOTECHNOLOGY  
LABORATORY



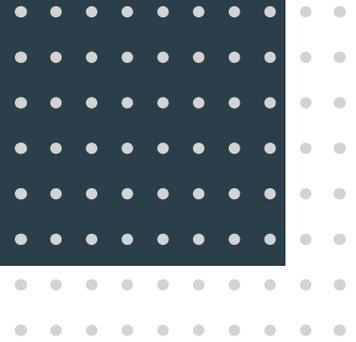
GMP/BIO  
MANUFACTURING

WESTBROOK  
PARTNERS

CBRE

# SPECIFICATIONS

# 10 JUSTIN DRIVE



<b>AVAILABLE FLOOR</b>	±32,000 SF
<b>SITE AREA</b>	±8.7 acres
<b>CLEAR HEIGHT</b>	18'
<b>COLUMN SPACING</b>	24' x 24' (typical)
<b>PARKING</b>	57 spaces (1.8/1,000 SF)
<b>EXTERIOR FINISH</b>	Combination of painted EFIS paneling and brick veneer
<b>FOUNDATION</b>	Slab-on-grade
<b>ROOF</b>	Ballasted EPDM roof, installed in ~1987
<b>ELECTRICAL</b>	4,000 Amps, 3-phase, 4-wire, 277/480 Volt
<b>FIRE/LIFE SAFETY</b>	Full coverage wet sprinkler system
<b>STRUCTURAL SYSTEM</b>	Steel frame
<b>FLOOR</b>	Concrete
<b>HVAC</b>	One (1) 7.5-ton rooftop packaged unit
<b>UTILITIES</b>	<b>Water/Sewer:</b> City of Chelsea <b>Gas/Electricity:</b> National Grid/Eversource

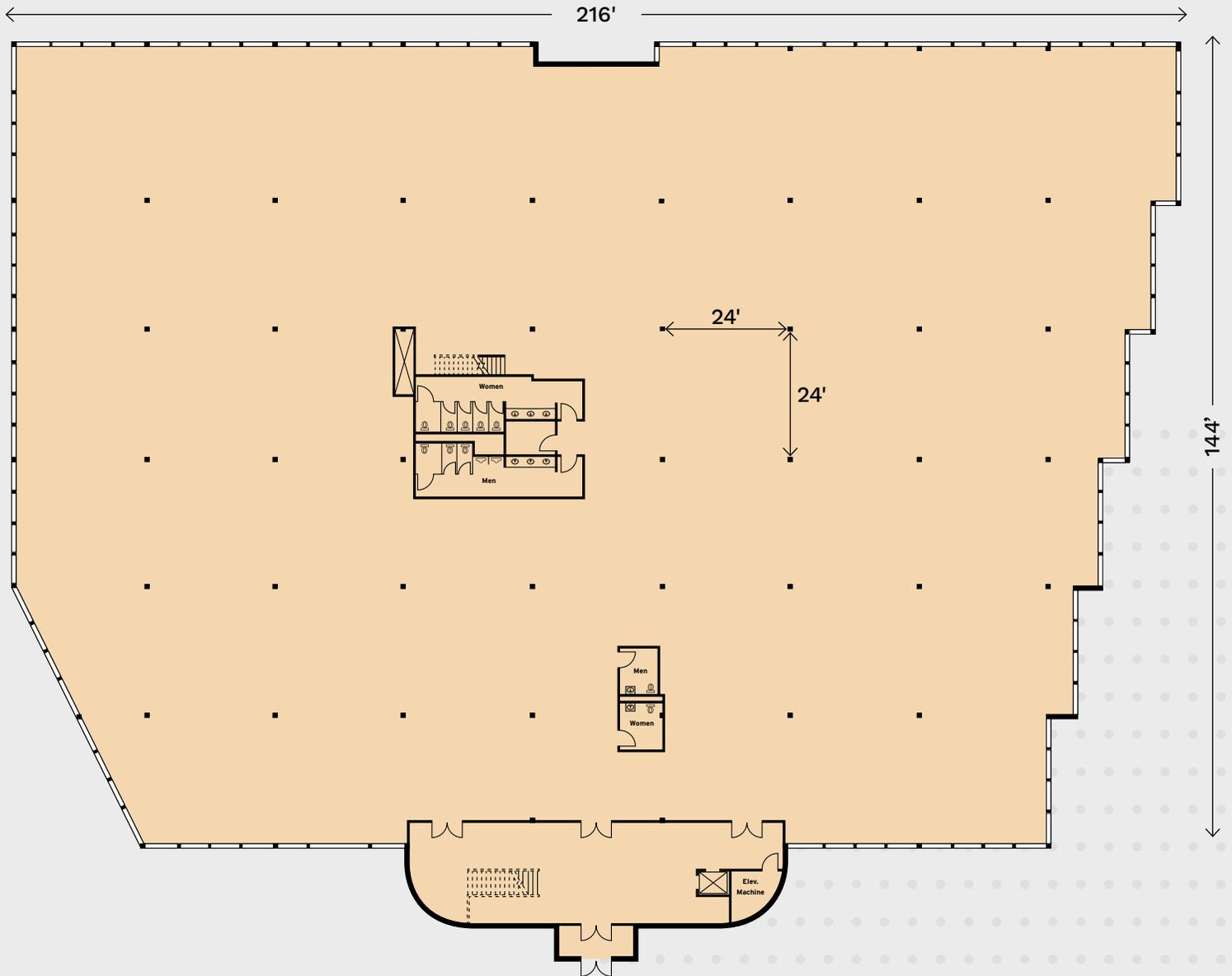
FLOOR PLAN

# 10 JUSTIN DRIVE



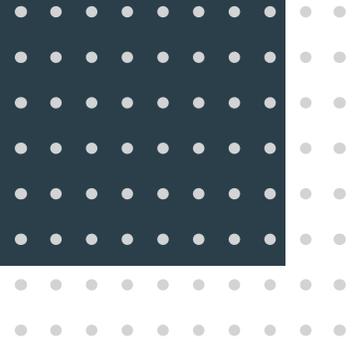
SECOND FLOOR OFFICE/R&D

±32,000 SF



# SPECIFICATIONS

# 100 JUSTIN DRIVE



<b>AVAILABLE BUILDING</b>	±262,858 SF
<b>SITE AREA</b>	±10.3 acres
<b>CLEAR HEIGHT</b>	<b>1st Floor:</b> 12'5" to joist; 14' to deck <b>2nd Floor:</b> 16'2" to joist; 17'5" to deck
<b>LOADING</b>	9 loading docks on lower level 7 loading docks on upper level (expandable)
<b>COLUMN SPACING</b>	20' x 25' (typical)
<b>PARKING</b>	308 spaces (1.2/1,000 SF)
<b>EXTERIOR FINISH</b>	Block and steel
<b>FOUNDATION</b>	Slab-on-grade
<b>ROOF</b>	Low-slope, fully-adhered, single-ply, EPDM-membrane. Roof was installed in ~2004 and had a 20-year warranty at time of installation.
<b>ELECTRICAL</b>	4,000 Amps, 3-phase, 4-wire, 277/480 Volt
<b>FIRE/LIFE SAFETY</b>	Full coverage wet sprinkler system
<b>STRUCTURAL SYSTEM</b>	Steel frame
<b>FLOOR</b>	Concrete (150-lbs./SF; 75,000-lbs./bay)
<b>ELEVATOR</b>	One (1) 10,000-lb. capacity hydraulic freight elevator Three (3) 6,000-lb. capacity hydraulic vertical freight lifts
<b>HVAC</b>	Fifteen (15) 5-12.5-ton rooftop and ground-mounted packaged units
<b>UTILITIES</b>	<b>Water/Sewer:</b> City of Chelsea <b>Gas/Electricity:</b> National Grid/Eversource
<b>EMERGENCY POWER</b>	Backup generator contract for full load demand response and cap reduction

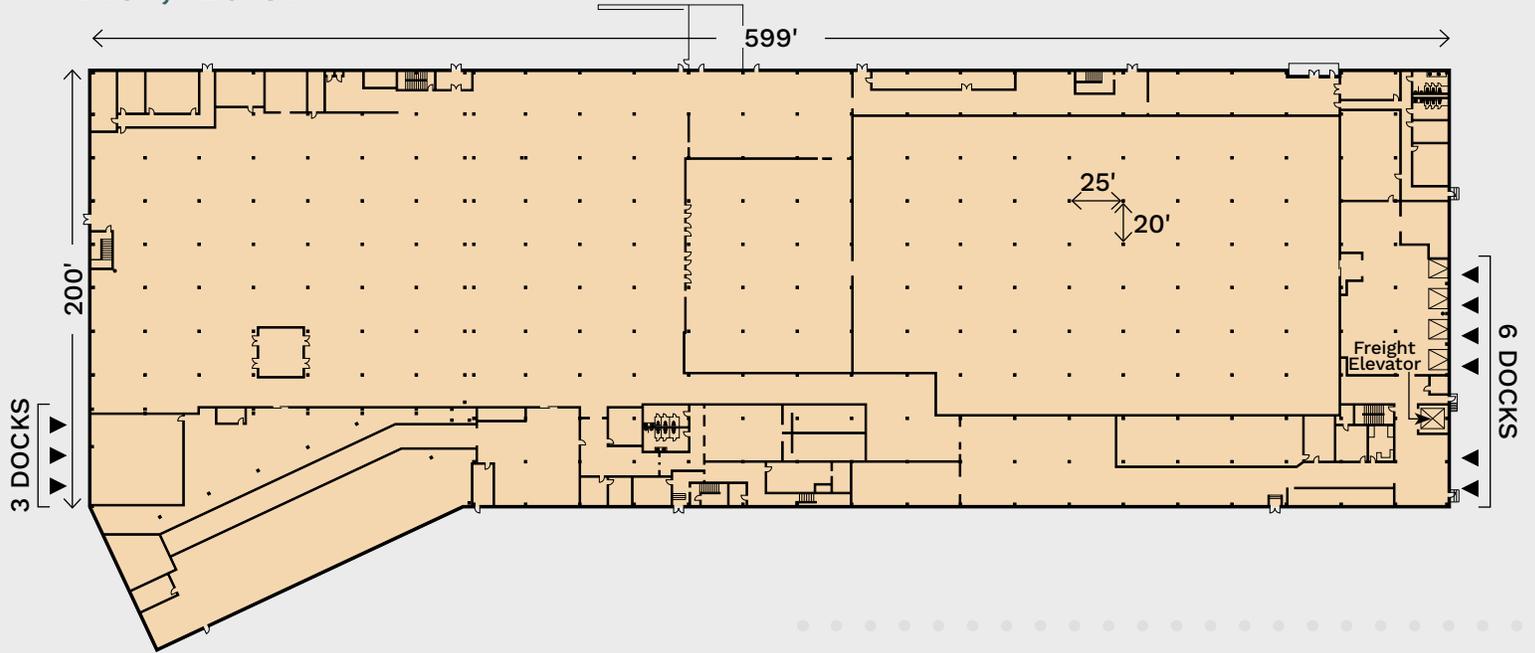
# FLOOR PLAN

# 100 JUSTIN DRIVE



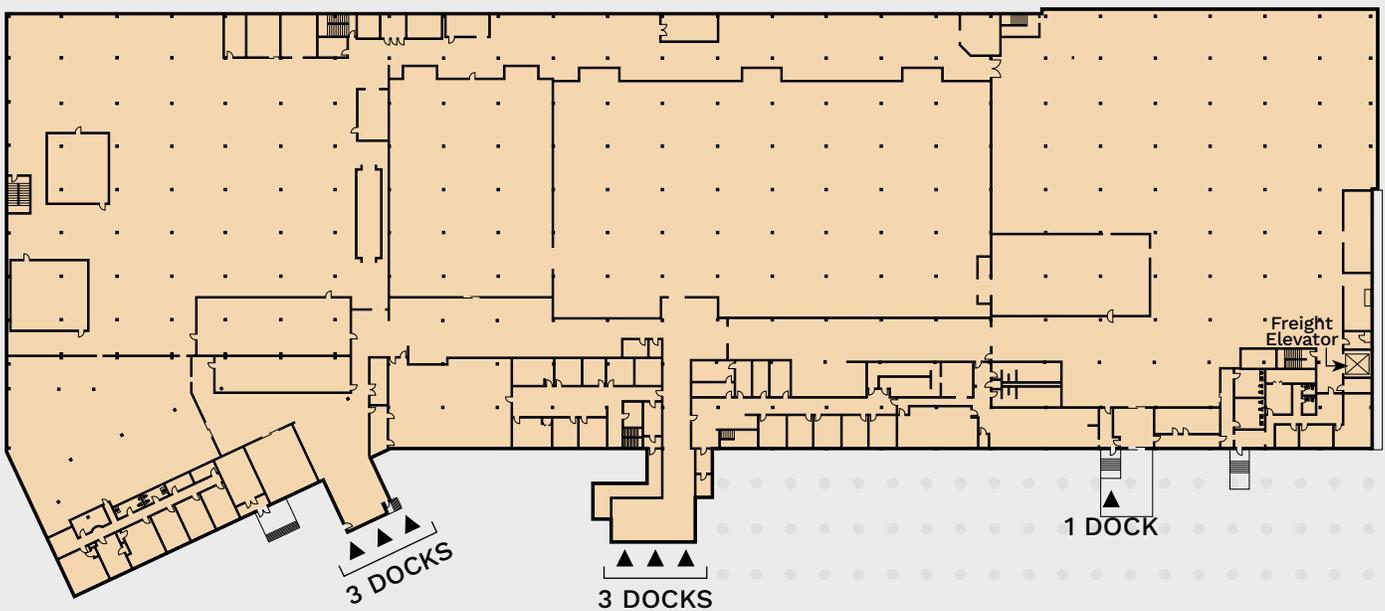
## FIRST FLOOR

±131,429 SF



## SECOND FLOOR

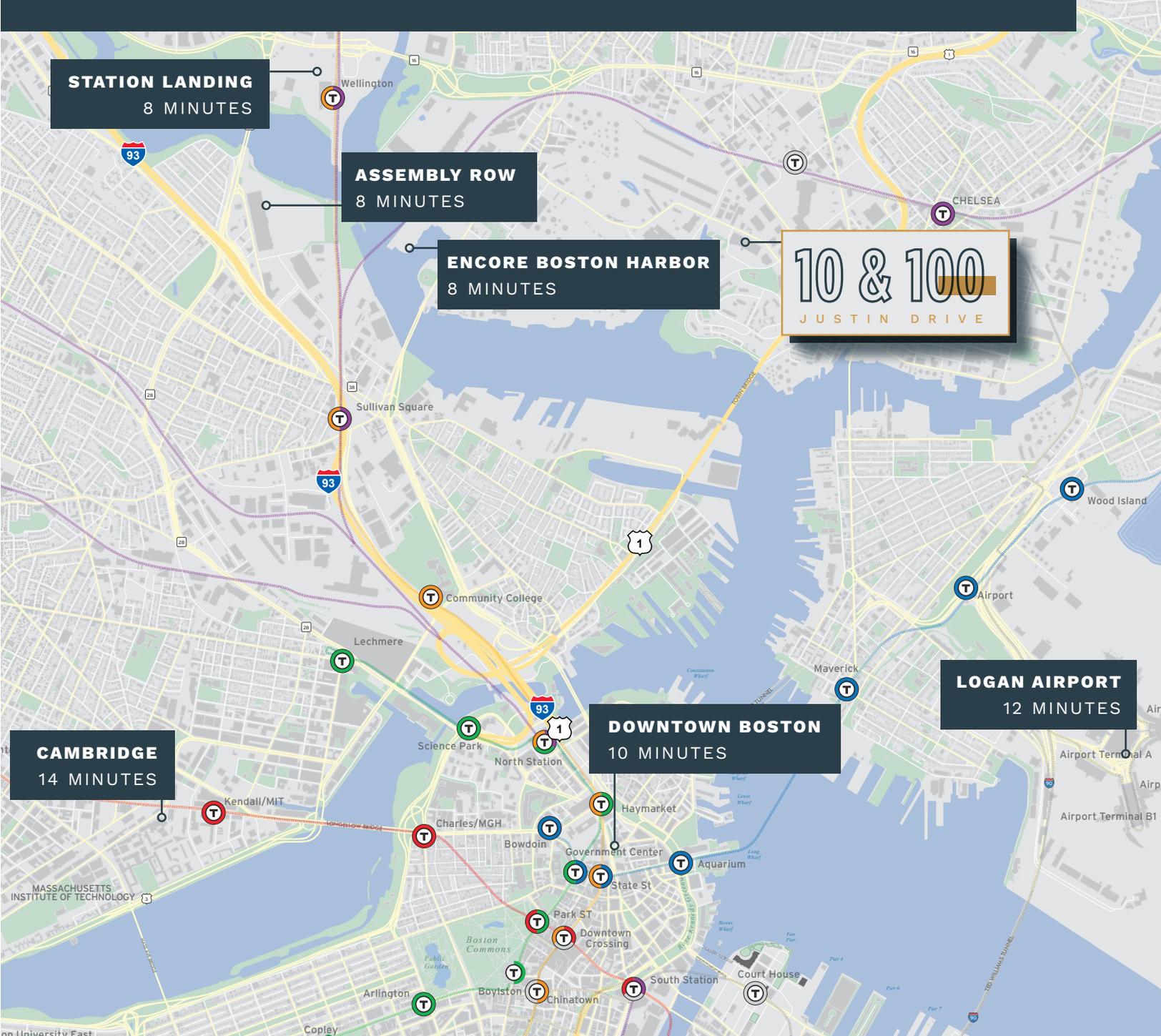
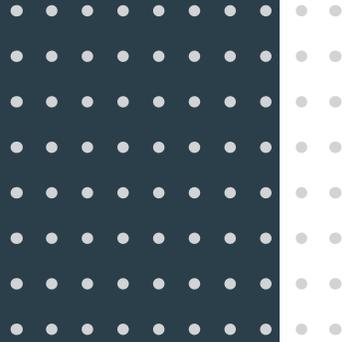
±131,429 SF





# RED HOT NEIGHBORHOOD IN TRANSITION

Chelsea, Massachusetts has experienced tremendous growth driven by expanding industrial, life science, office, residential and hotel populations. **10 & 100 Justin Drive** presents the desired building specifications, typically only seen within the suburban market, within the urban setting. The site offers unrivaled transit opportunities within walking distance; the brand new MBTA Silver Line station, which connects to Logan International Airport (4 stops), South Station (9 stops), and Boston's Seaport District (5 stops), is just 0.5 miles away.



**STATION LANDING**  
8 MINUTES

**ASSEMBLY ROW**  
8 MINUTES

**ENCORE BOSTON HARBOR**  
8 MINUTES

**10 & 100**  
JUSTIN DRIVE

**LOGAN AIRPORT**  
12 MINUTES

**DOWNTOWN BOSTON**  
10 MINUTES

**CAMBRIDGE**  
14 MINUTES

# DISTANCE TO

 **ROUTE 1:** 0.04 Miles

 **INTERSTATE 90:** 2.2 Miles

 **INTERSTATE 95:** 3.4 Miles

 **LOGAN AIRPORT:** 3.3 Miles

 **BOSTON:** 4 Miles

 **MBTA:** 0.5 Miles



*Encore*  
BOSTON HARBOR

**GATEWAY CENTER**  
COSTCO WHOLESALE | TEXAS ROADHOUSE | FRIDAYS | THE HOME DEPOT | Panera BREAD | TARGET

STOP & SHOP | Fairfield | HOMEWOOD SUITES BY HILTON | DOUBLE TREE by Hilton

**THE BATCH YARD**

**AXIS ADMIRAL'S APARTMENTS**

100 JUSTIN DRIVE

**MYSTIC MALL**  
TJ-maxx | HomeGoods | MARKET BASKET | STARBUCKS

**ASSEMBLY ROW**  
Earls | MiDiCi | ERNESTO'S | fuji | RIVER BAR | RUTH'S CHRIS STEAK HOUSE | The Smoke Shop | SABROSO TAQUERIA | Squeeze | Southern KIN | ZO GREEK | Caffe Nero | TOTTO RAHEN | PAPA GAYO | MAKE'S PASTRY | EUGENIA | LEGAL C BAR | WHICH WICH? | TRADER JOE'S

DUNKIN' | CASA MARIACHI RESTAURANT & BAR

10 JUSTIN DRIVE



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