

10 & 100

J U S T I N D R I V E

±8.7 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



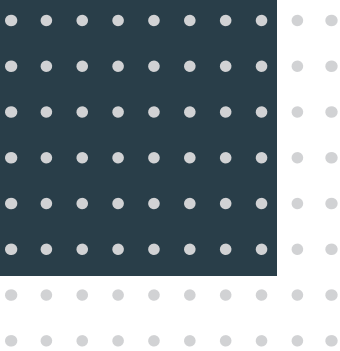
GMP/BIO
MANUFACTURING

WESTBROOK
PARTNERS

CBRE

SPECIFICATIONS

10 JUSTIN DRIVE



AVAILABLE FLOOR	±32,000 SF
SITE AREA	±8.7 acres
CLEAR HEIGHT	18'
COLUMN SPACING	24' x 24' (typical)
PARKING	57 spaces (±1.8/1,000 SF)
EXTERIOR FINISH	Combination of painted EFIS paneling and brick veneer
ELECTRICAL	4,000 amps, 3-phase, 4-wire, 277/480 volt
UTILITIES	Water/Sewer: City of Chelsea Gas/Electricity: National Grid/Eversource

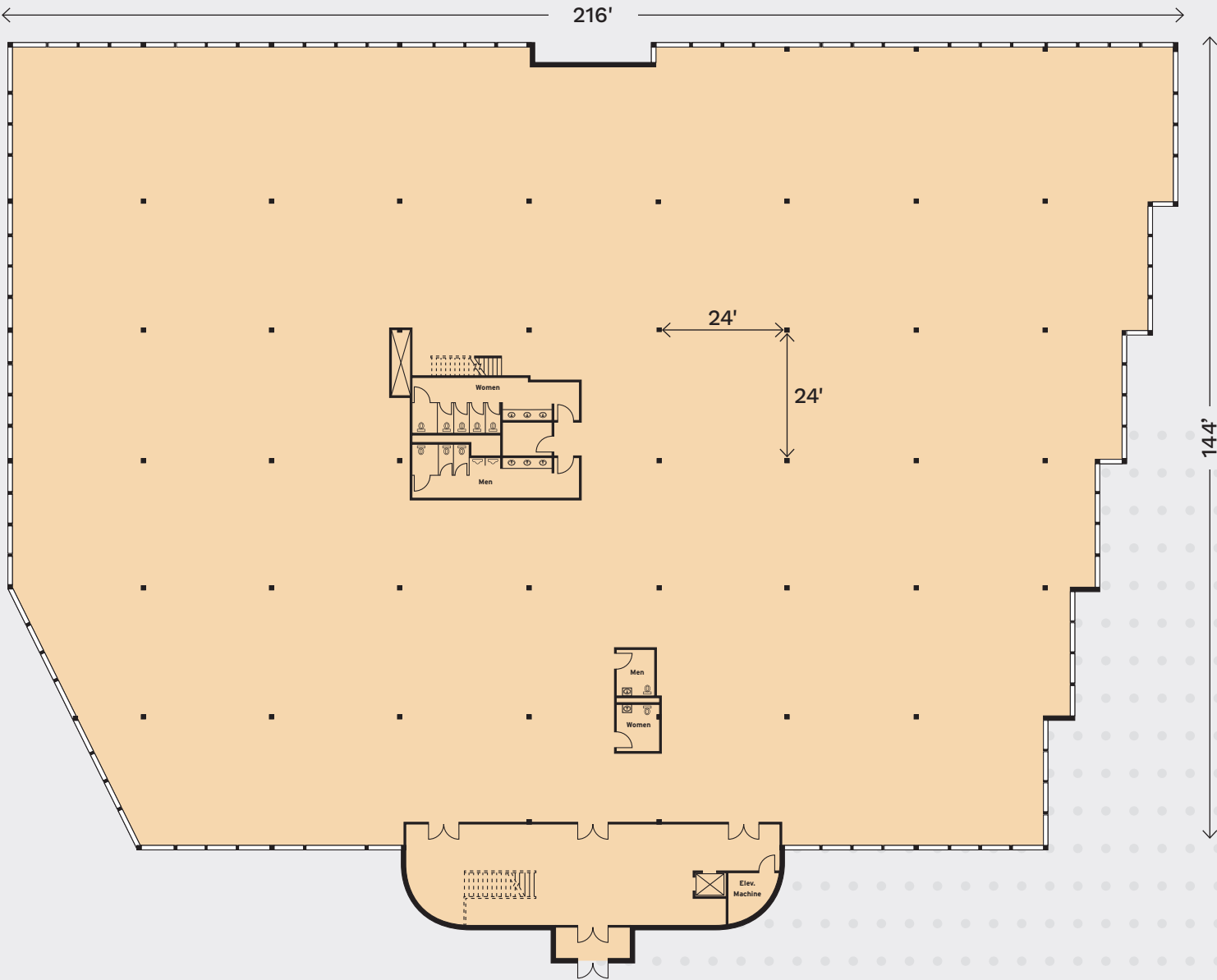
FLOOR PLAN

10 JUSTIN DRIVE



SECOND FLOOR OFFICE/R&D

±32,000 SF

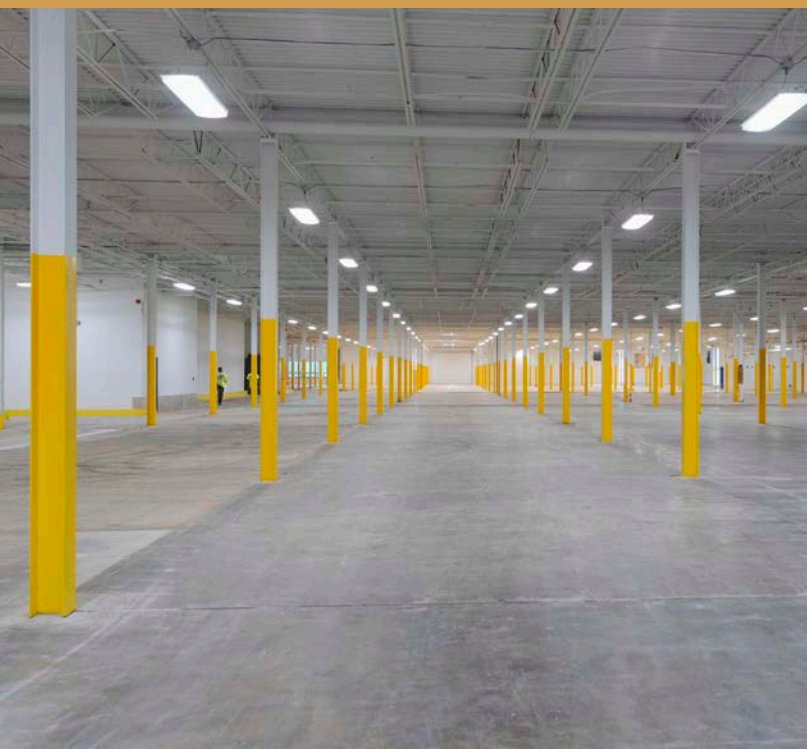


SPECIFICATIONS

100 JUSTIN DRIVE

AVAILABLE BUILDING	±50,000-262,858 SF
SITE AREA	±8.7 acres
CLEAR HEIGHT	1st Floor: 11'8" to joist; 13'8" to deck 2nd Floor: 15'7" to joist; 17'2" to deck
LOADING	11 loading docks on first floor (expandable) 6 loading docks on second floor (expandable)
COLUMN SPACING	20' x 25' (typical)
PARKING	308 spaces (±1.2/1,000 SF)
EXTERIOR FINISH	Block and steel
ELECTRICAL	4,000 amps, 3-phase, 4-wire, 277/480 volt
FLOOR	Concrete (150-lbs./SF; 75,000-lbs./bay)
ELEVATOR	One (1) 10,000-lb. capacity hydraulic freight elevator Three (3) 6,000-lb. capacity hydraulic vertical freight lifts
EMERGENCY POWER	Backup generator contract for full load demand response and cap reduction
UTILITIES	Water/Sewer: City of Chelsea Gas/Electricity: National Grid/Eversource

WHITE-BOX COMPLETE



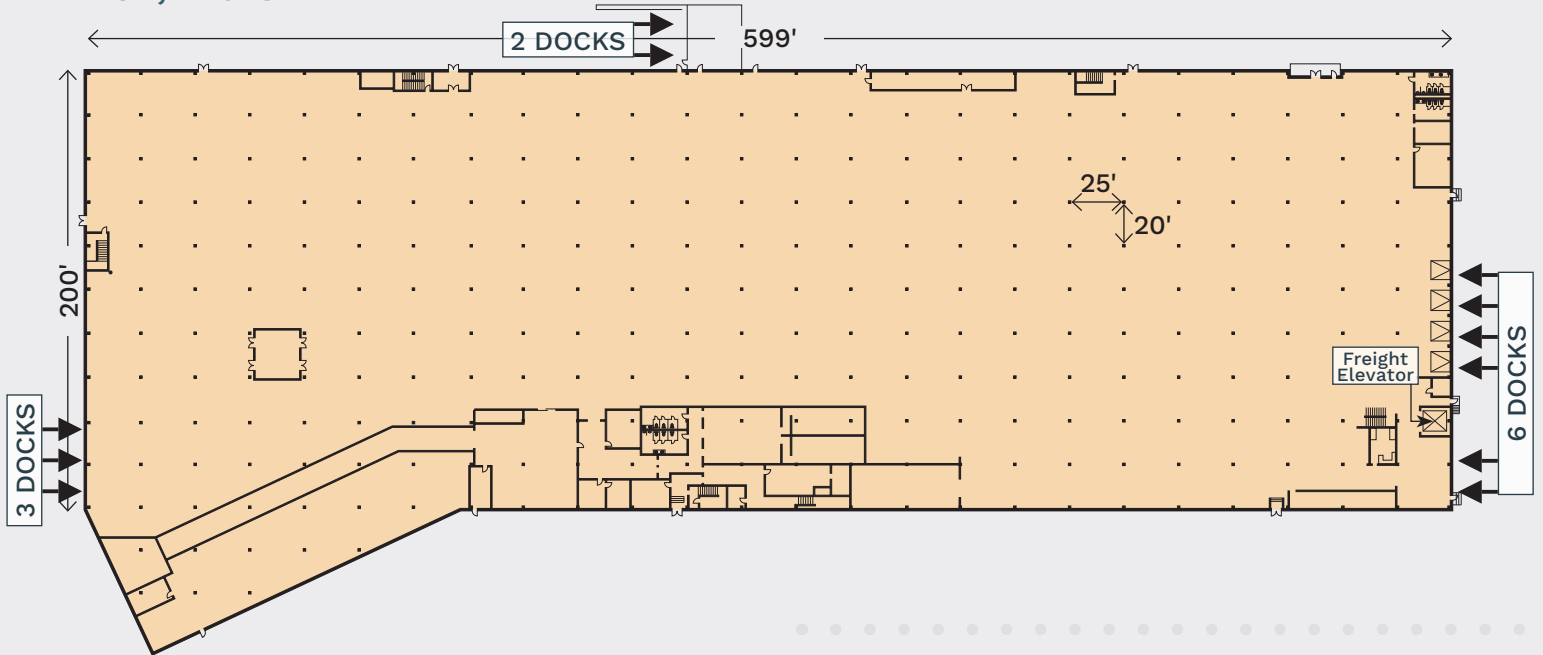
FLOOR PLAN

100 JUSTIN DRIVE



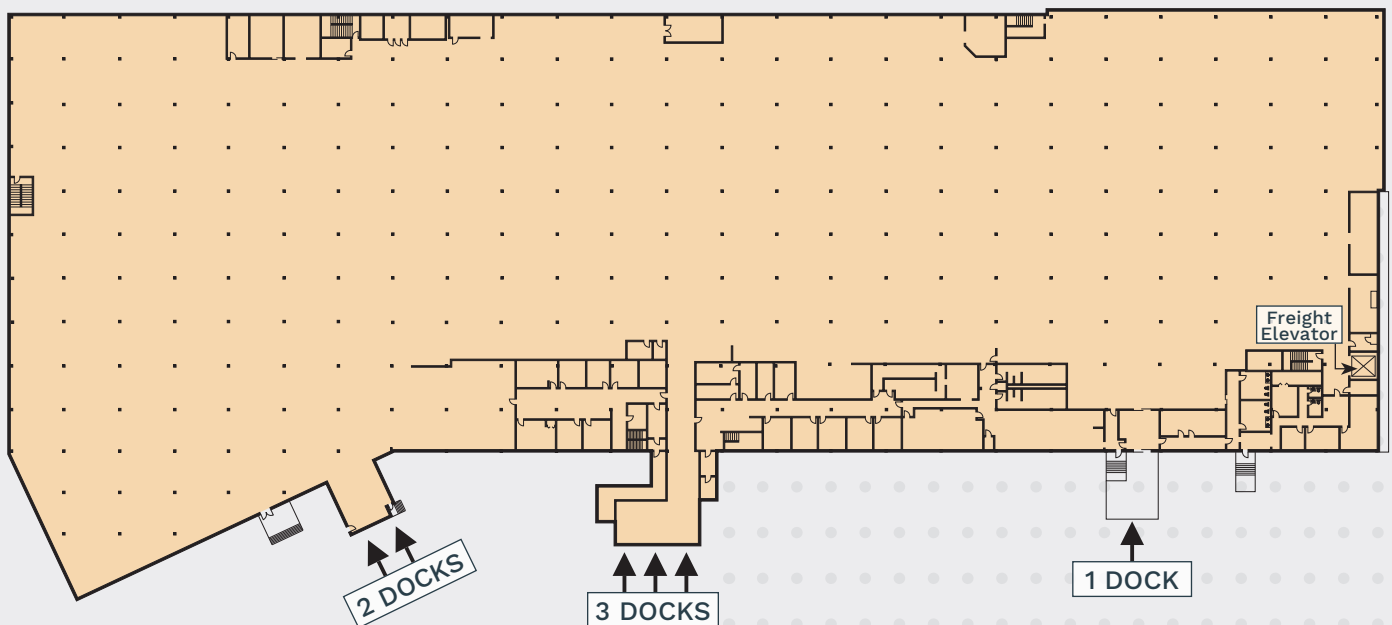
FIRST FLOOR

±131,429 SF



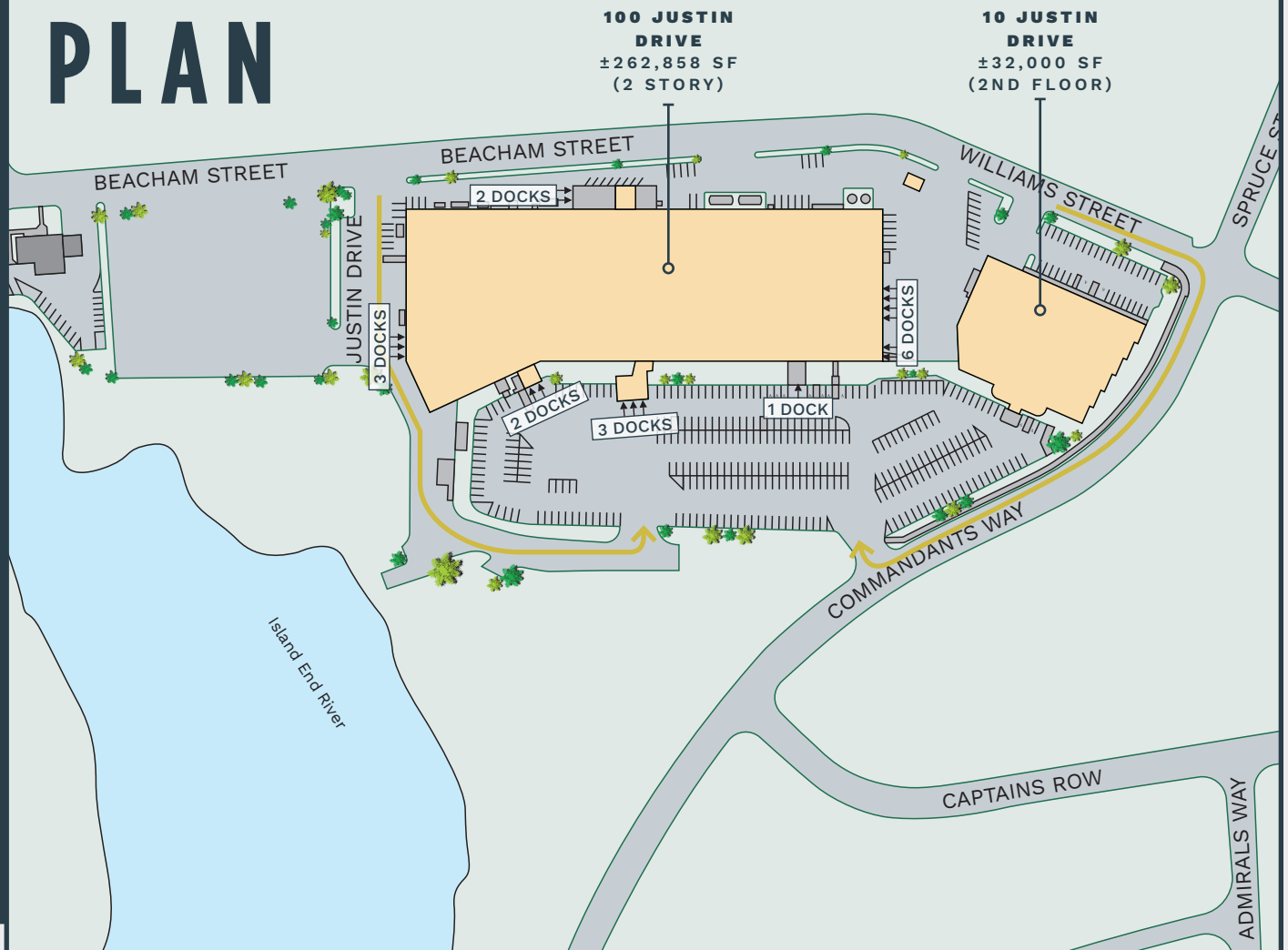
SECOND FLOOR

±131,429 SF



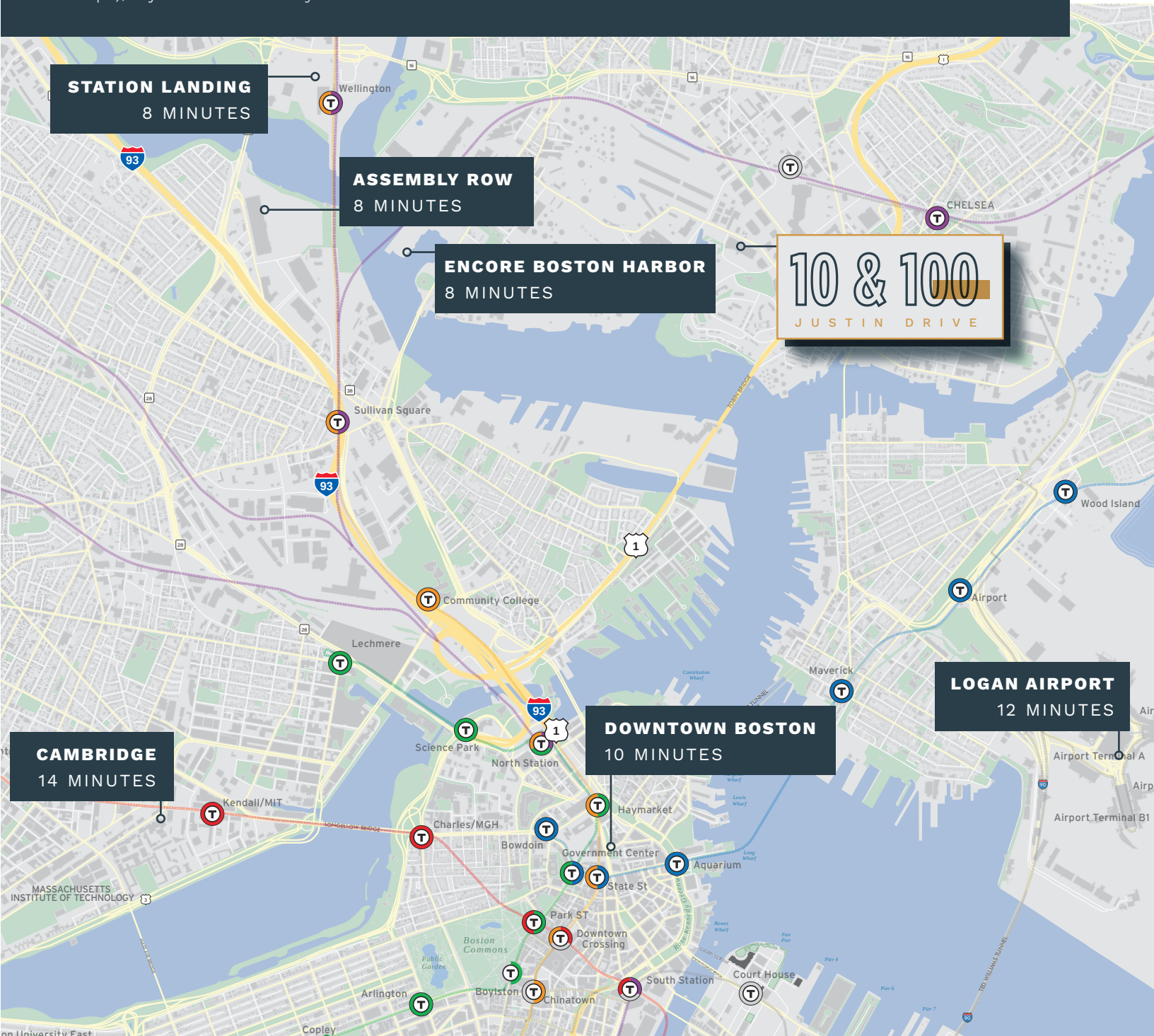


SITE PLAN



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.



DISTANCE TO



ROUTE 1: 0.04 Miles



LOGAN AIRPORT: 3.3 Miles



INTERSTATE 90: 2.2 Miles



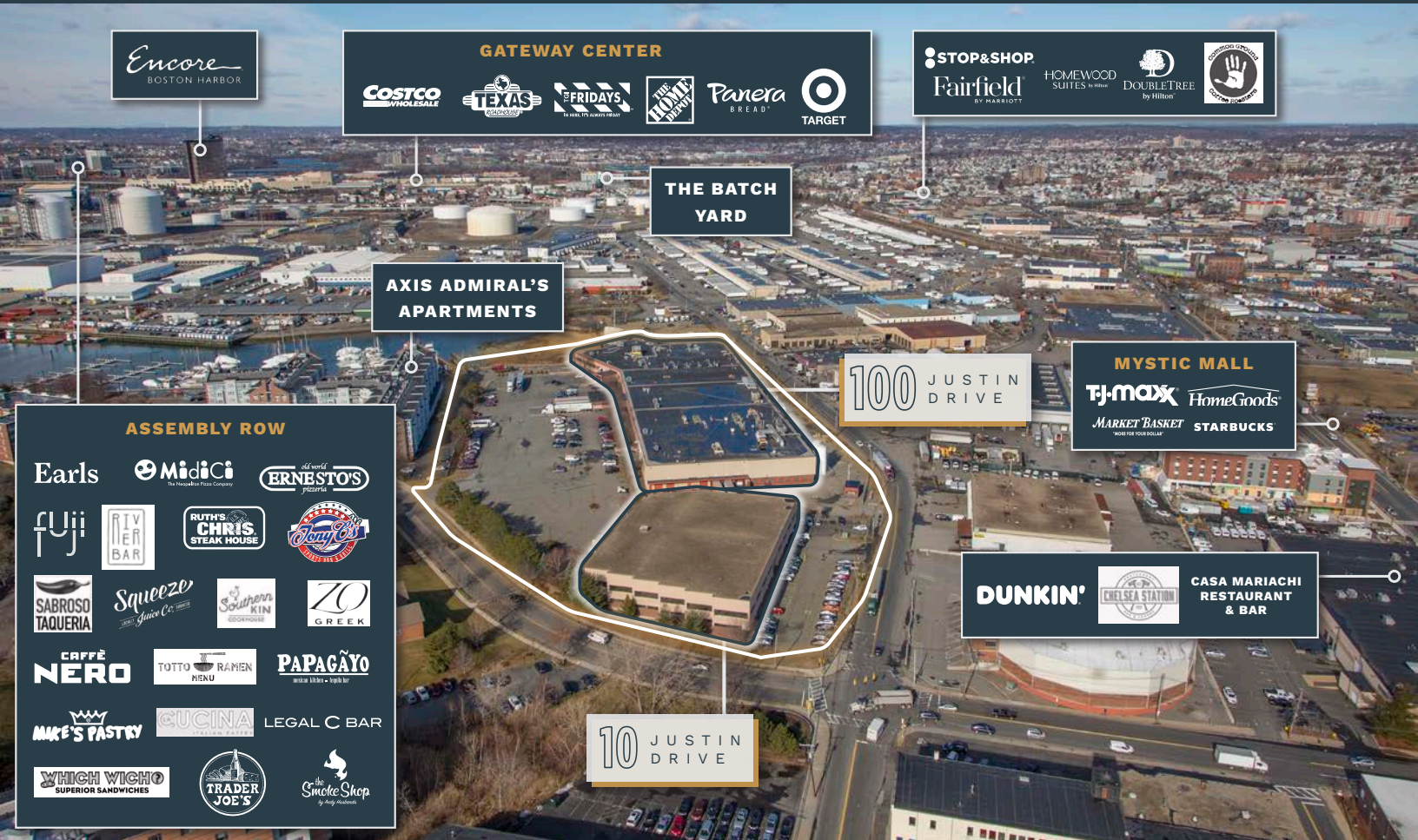
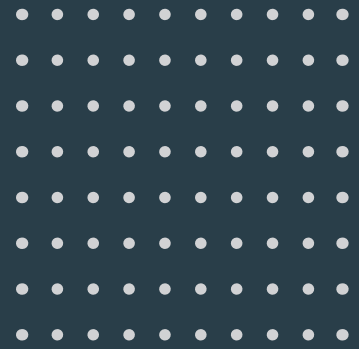
BOSTON: 4 Miles



INTERSTATE 95: 3.4 Miles



MBTA: 0.5 Miles



Encore
BOSTON HARBOR

GATEWAY CENTER

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

STOP & SHOP **Fairfield** **BY HARRIOTT** **HOMEWOOD SUITES** **by Hilton** **DOUBLETREE** **by Hilton** **COMFORT SUITES** **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** **RTV BAR** **RUTH'S CHRIS STEAK HOUSE** **SABROSO TAQUERIA** **Squeeze** **Southern KIN** **70 GREEK** **CAFFE NERO** **TOTTO RAMEN MENU** **PAPAGAYO** **MAKE'S PASTRY** **CUCINA** **LEGAL C BAR** **WHICH WICH** **TRADER JOE'S** **The Smoke Shop**

DUNKIN' **CASA MARIACHI RESTAURANT & BAR**

10 JUSTIN DRIVE

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