

EXPANSION
CAPABILITY
UP TO
35,900 SF



• 160 •

McCLELLAN HIGHWAY

FOR LEASE - ±21,000 SF

THE AIRPORT LOGISTICS HUB

FIRST CLASS URBAN INDUSTRIAL OPPORTUNITY



CARGO VENTURES

CBRE

160 McCLELLAN HIGHWAY

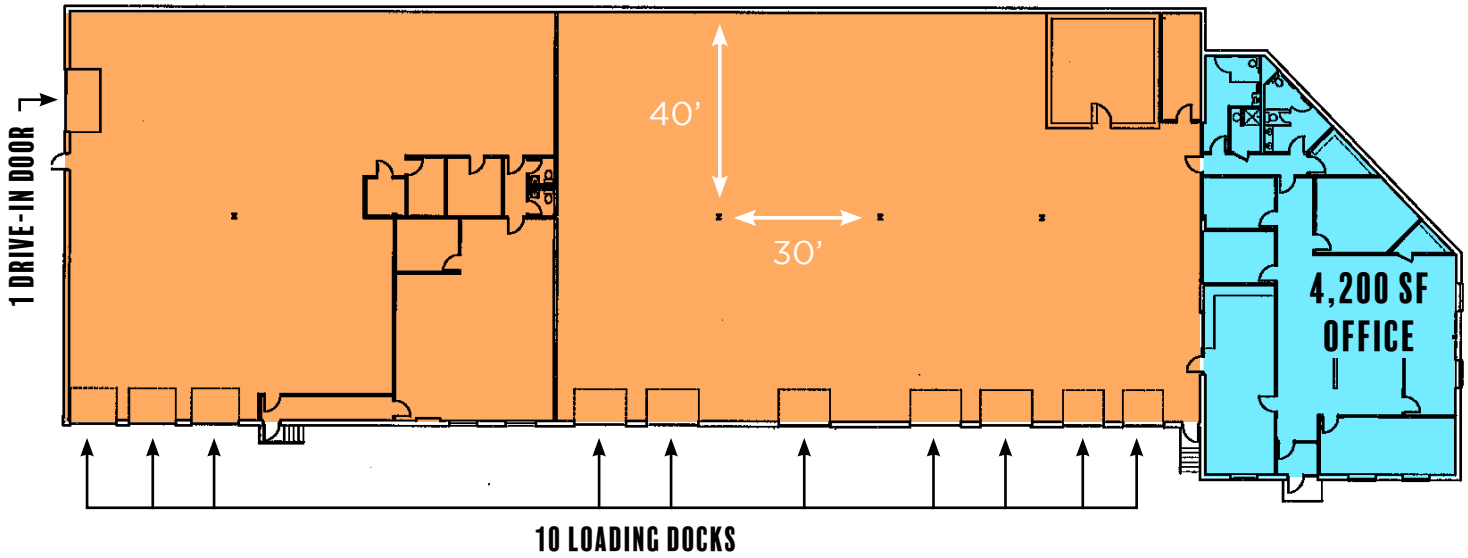


BUILDING SPECIFICATIONS

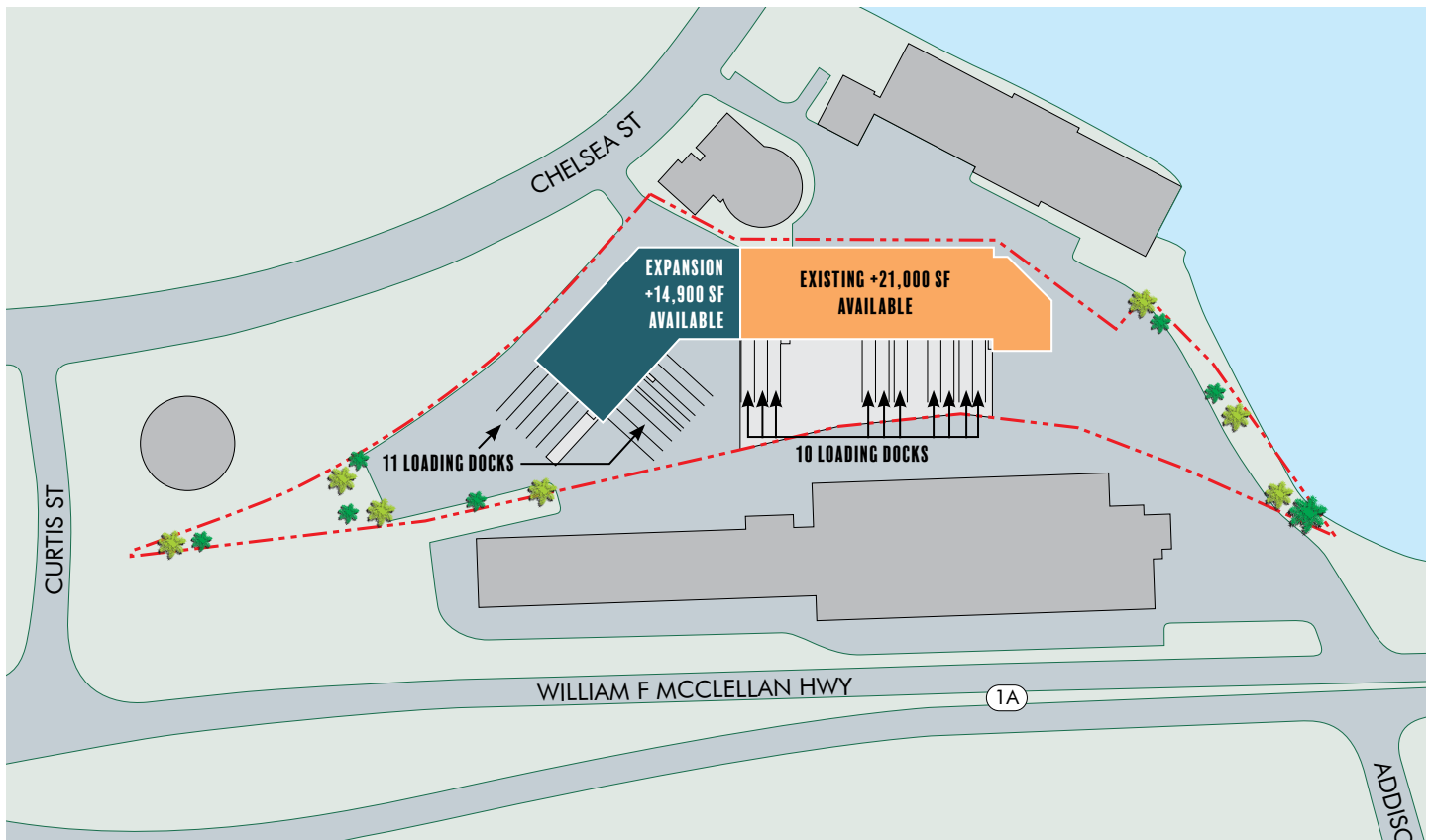
Total Square Feet:	±21,000 SF	Power:	208 volt, 3-Phase (power is to the entire building)
Total Available:	±21,000 SF	Lighting:	Fluorescent
Warehouse:	±16,800 SF	Sprinklers:	Wet System
Office:	±4,200 SF	Estimated Taxes:	\$4.41 PSF (FY 2021 Estimate)
Potential Expansion:	±14,900 SF	Utilities:	
Acreage:	±2.85 Acres	Electric:	Eversource
Clear Height:	19'4"	Gas:	National Grid
Loading:	10 Loading Docks; 1 Drive-In Door	Water/Sewer:	City of Boston
Potential Expansion:	11 Loading Docks		
Column Spacing:	30' x 40'		
Year Built:	1979/2016		

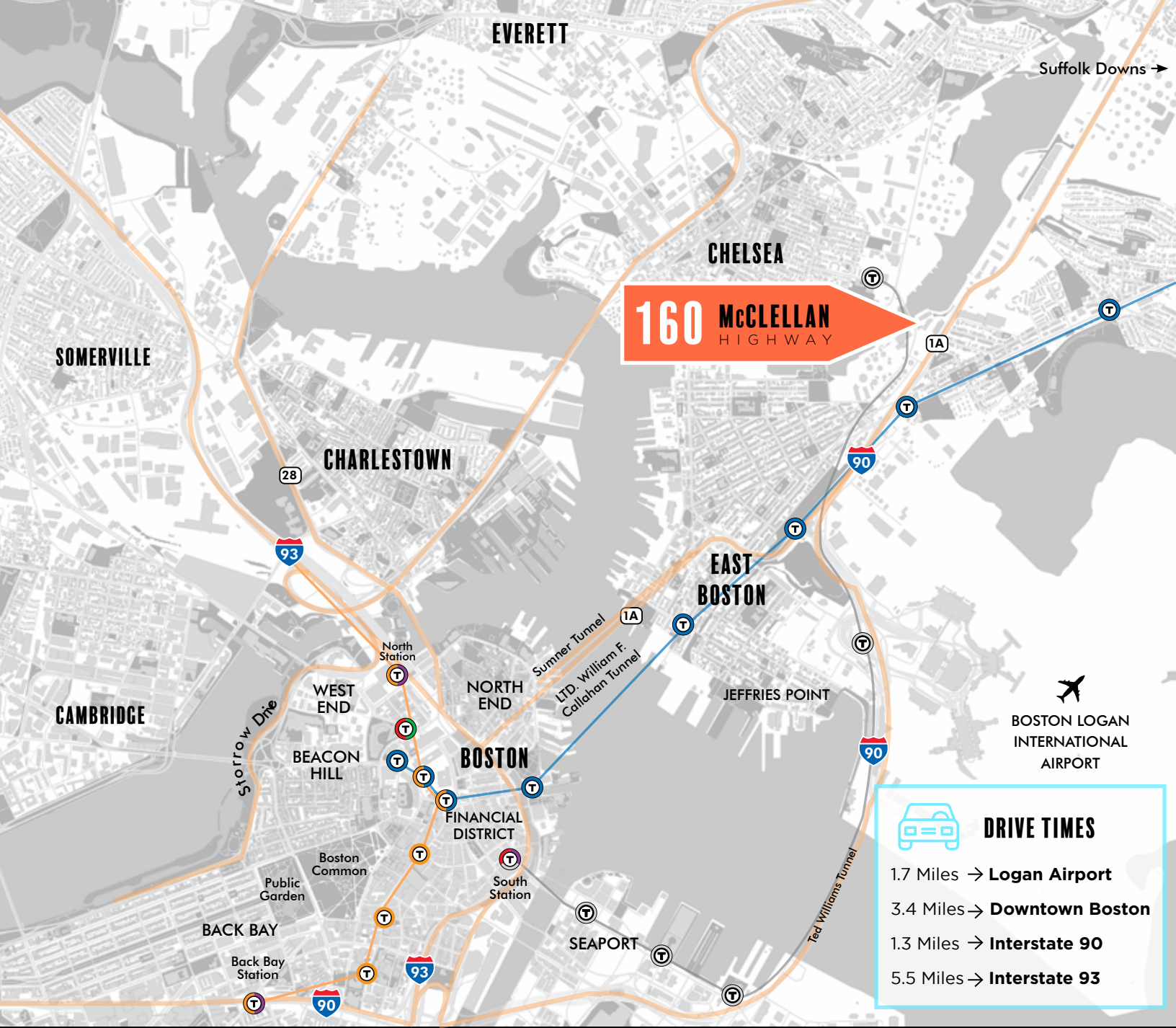
± 21,000 SF OF AVAILABLE INDUSTRIAL SPACE

FLOOR PLAN



SITE PLAN





160 McCLELLAN HIGHWAY

DRIVE TIMES

- 1.7 Miles → **Logan Airport**
- 3.4 Miles → **Downtown Boston**
- 1.3 Miles → **Interstate 90**
- 5.5 Miles → **Interstate 93**

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