



21 ARLINGTON STREET

CHELSEA, MA

First-Class Industrial



NOW AVAILABLE

22,500 SF

includes approximately 2,500 SF of mezzanine office space

Description: Ideal light manufacturing, industrial space. Warehouse has a clear height of 22 feet, ample loading with 3 tailboards, and approximately 2,500 SF of mezzanine office space. Property has 1.2 parking spaces per 1,000 SF. A hardworking, well-skilled, and affordable labor force is readily available in this area.

Location: This exceptionally located industrial property offers unparalleled, direct ramp access to Route 1/Mystic Tobin Bridge. Its close proximity to downtown Boston and Logan International Airport, which are only five minutes away, makes the space ideal for any logistics-oriented industrial user. MBTA bus service is available in front of building. Space is easily accessible from Routes 93 and 90 (Mass Turnpike).

Corporate Neighbors: MGH Chelsea | New England Produce Center | J.F. Moran | The FBI | Steele Canvas | The Restaurant Depot | JB Sash & Door | Kayem Foods | Cooper Interconnect | CAPIC | U.S. Foodservice | Rosev Dairy | Corman Bag Co. | Mystic Brewery | State Garden | Hardware Products



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SPECIFICATIONS

22,500 SF of Prime Industrial, Light Manufacturing Space

- Address:** 21 Arlington Street
Chelsea MA, 02150
- Available:** 22,500 SF
includes approximately 2,500 SF of mezzanine office
- Loading:** 3 tailboards:
1 at 8' H x 8' W
1 at 7' H x 10' W
1 at 10' H x 10' W
- Clear Height:** 11% at 8'
77% at 22'
- Exterior:** Architectural block
- Roof:** Rubber ballast
- Construction:** Steel frame, concrete
- HVAC:** Gas heaters in warehouse;
AC & gas heat in office
- Lighting:** Fluorescent & Sodium Vapor
- Fire Prevention:** Wet Sprinkler system
- Electricity:** 600 amps
- Natural Gas:** Keyspan
- Water & Sewer:** City of Chelsea
- Telecom:** Fiber available

Contact

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COMBINED PROPERTIES

LOCATION | CONVENIENCE | VALUE

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