



530 R E 1ST STREET

SOUTH BOSTON, MASSACHUSETTS

INDUSTRIAL GROUND FOR LEASE

3.12 ACRES | AVAILABLE IMMEDIATELY

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SPECIFICATIONS

AVAILABLE SPACE	9,346 SF Office: 4,425 SF Garage: 4,921 SF
AVAILABLE	Immediately
LAND AREA	135,802 SF (3.12 acres)
PROPERTY TYPE	Industrial
ZONING	W-2 waterfront industrial
CLEAR HEIGHT	36' (gable roof)
LOADING DOCKS	Three (3) grade level drive-in doors
UTILITES	Gas: National Grid Electric: NSTAR Water/Sewer: City of Boston
LEASE RATE	\$2.75/SF NNN (based on land area)
TAX & CAM	\$67,474.08
FEATURES	<ul style="list-style-type: none">• Private entry• Key-card access• Gated access• Industrial location• Fully paved lot• Abundant natural light• Excellent visibility

SITE PLAN



530 R E 1st Street in South Boston comprises a 3.12-acre (135,802-square foot) industrial ground lease with an ancillary 9,346-square foot building that is half garage and half office.

This is highly desirable industrial space, conveniently located moments from I-90 and Logan International Airport. The site is fully paved, has excellent visibility, abundant natural light, gated access, and a private entry. The building on the site has a 36' gable roof, 4,921 square feet of garage space, 4,425 square feet of office space, and three grade level drive-in loading doors.

530 R E 1st Street offers a superb location for doing business. Logan International Airport, the Mass Pike, I-93, and downtown Boston can be reached within a few minutes, making all of New England – and international markets as well – conveniently accessible.

This property is also located amidst the burgeoning amenities of South Boston. The area offers no less than 34 restaurants and 8 coffee shops with one-half mile, as well as 13 daycare centers within one-and-a-half miles. The water views and walkways of Boston Harbor and Dorchester Bay are also within easy reach.





FOR MORE INFORMATION

PLEASE CONTACT TREY AGNEW OR SCOTT GREGLER

617.330.6966

TREY.AGNEW@CUSHWAKE.COM
SCOTT.GREGLER@CUSHWAKE.COM



WWW.CUSHWAKE.COM