

FOR LEASE

20,000 SF BUILDING

40,000-60,000 SF LAND

373-383 SECOND STREET

Everett, MA



40,000-60,000 SF LAND 20,000 SF BUILDING

PROPERTY OVERVIEW

As exclusive agent, CBRE/New England is pleased to present 373-383 Second Street, a $\pm 20,000$ SF industrial/manufacturing property situated on approximately 1.5 acres of land located immediately off Route 16 (the Revere Beach Parkway) in Everett, Massachusetts. In addition to the existing structure, the site offers 40,000-60,000 SF of yard area for a variety of outdoor uses, or building expansion.



BUILDING SPECIFICATIONS

- + **Building Size:** 20,000 SF
 - $\pm 17,000$ SF industrial/manufacturing space
 - $\pm 3,000$ SF office/administrative space
- + **Land Area:** 1.47 acres
- + **Year Built:** 1945
- + **Construction:** Masonry and block construction
- + **Clear Height:** 14-18'
- + **Loading:** One tailboard and one drive-in
- + **Power:** 208 Volt, 3-phase
- + **Heating & Cooling:**
 - **Shop:** Steam heat by #2 oil, no AC
 - **Office:** Hot air heat by gas, AC by electric
- + **Utilities:**
 - **Water/Sewer:** City of Everett
 - **Gas:** National Grid
 - **Oil:** Third-party provider
- + **Roofs:** Varies by roof level; includes tar and gravel, rubber and asphalt shingles
- + **Crane:** Three-ton overhead

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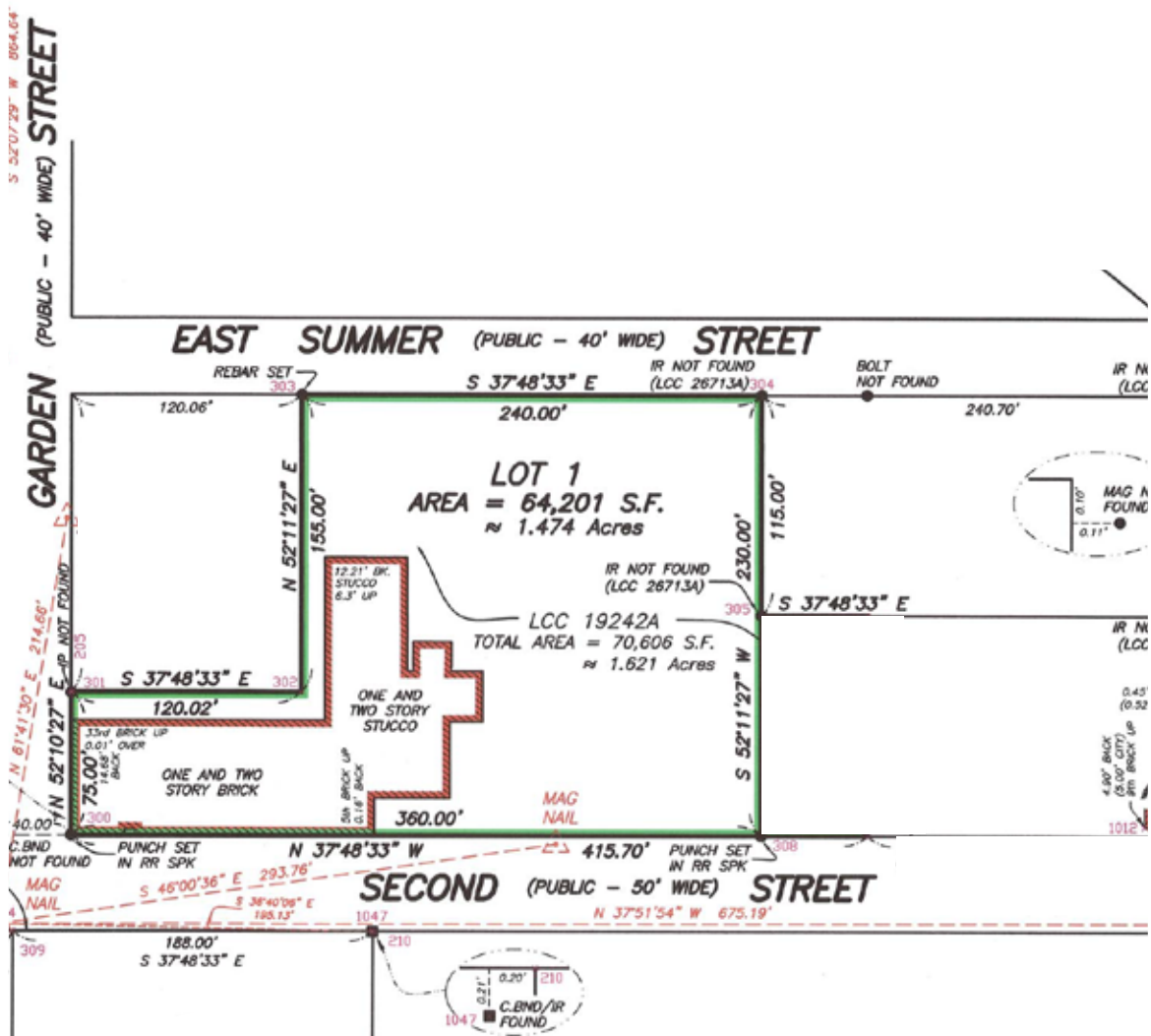


LOCATION OVERVIEW

373-383 Second Street is located one mile from the future Wynn Everett Resort & Casino; four miles from Logan Airport, downtown Boston and Cambridge; and just three blocks from the future MBTA Chelsea Commuter Rail Station and the new MBTA Silver Line (rapid bus service) station, which will connect the neighborhood to Logan Airport, the Seaport District and downtown Boston/South Station.



SITE PLAN



40,000-60,000 SF LAND
20,000 SF BUILDING

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373-383 SECOND STREET
Everett, MA



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