

## INDUSTRIAL BUILD-TO-SUIT SITE FOR LEASE ±30,000 SF – ±470,000 SF



- The Boston Cargo Terminal (BCT) will contain an intermodal transportation facility that will support the movement of all types of cargo using a combination of ocean, truck, rail and air transportation.
- The master plan consists of a three-building, 470,000 SF development, of which 150,000 SF will be freezer space and 6.3 acres devoted to bulk cargo handling.
- The site will be developed as a multi-tenant terminal integrating seafood processors, cold and freezer storage facilities, warehouse distribution facilities and bulk cargo operations.
- The land will have direct access to one of the last deep water berths in the Port of Boston with a 1000-foot berth that has been recently dredged to 40 feet.
- On-site rail spur, and direct access by way of the Massport Haul Road and Truck By-Pass Route to the state highway system, including I-90 / Massachusetts Turnpike and I-93.



# NORTH JETTY

BOSTON CARGO TERMINAL | BOSTON, MA

The North Jetty site is the best located industrial, developable land in Boston and is fully prepped for immediate build-to-suits. Capable of supporting from  $\pm 30,000$  to  $\pm 470,000$  square feet, the property offers numerous advantages to a potential user, including access to the MBTA Silver Line, Logan Airport, I-90 and Conley Terminal via South Boston's Haul Road. The site features uninterrupted, panoramic views of Boston Harbor, Logan Airport and the Boston CBD skyline. It boasts immediate proximity to the Boston Convention Center and the Seaport District's burgeoning retail, residential, restaurant and hospitality amenities.

## SPECIFICATIONS

SPACE OPPORTUNITIES	$\pm 30,000$ SF - $\pm 470,000$ SF
LOT SIZE	$\pm 30$ acres
TIMING	9 - 15 months from signed lease
FEATURES	<ul style="list-style-type: none"><li>• Clear heights, loading, column spacing and office space to suit your specific needs</li><li>• Proximity to MBTA Silver Line</li><li>• Boston Harbor and downtown skyline views</li><li>• Numerous state and federal tax incentives and workforce grants available</li><li>• Located on the overweight route from Conley Terminal</li><li>• Numerous Seaport District amenities nearby, including Morton's Steakhouse, Legal Test Kitchen, Salvatore's and Strega Waterfront</li></ul>

LOCATION	Located in the Marine Industrial Park which is home to Sam Adams, Boston Freight Terminals, CEVA, the Boston Design Center and the Bank of America Pavilion
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

## POTENTIAL SITE PLAN



## TRAVEL TIME

- <2 minutes to South Station
- <3 minutes to Logan Airport
- < 5 minutes to I-90 / MassPike
- <5 minutes to I-93
- <20 minutes to I-95



For more information, please contact:

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