



**CHELSEA  
POINT**

250 MARGINAL STREET

# Brand New High-Bay Urban Industrial Development & Airport Logistics Hub

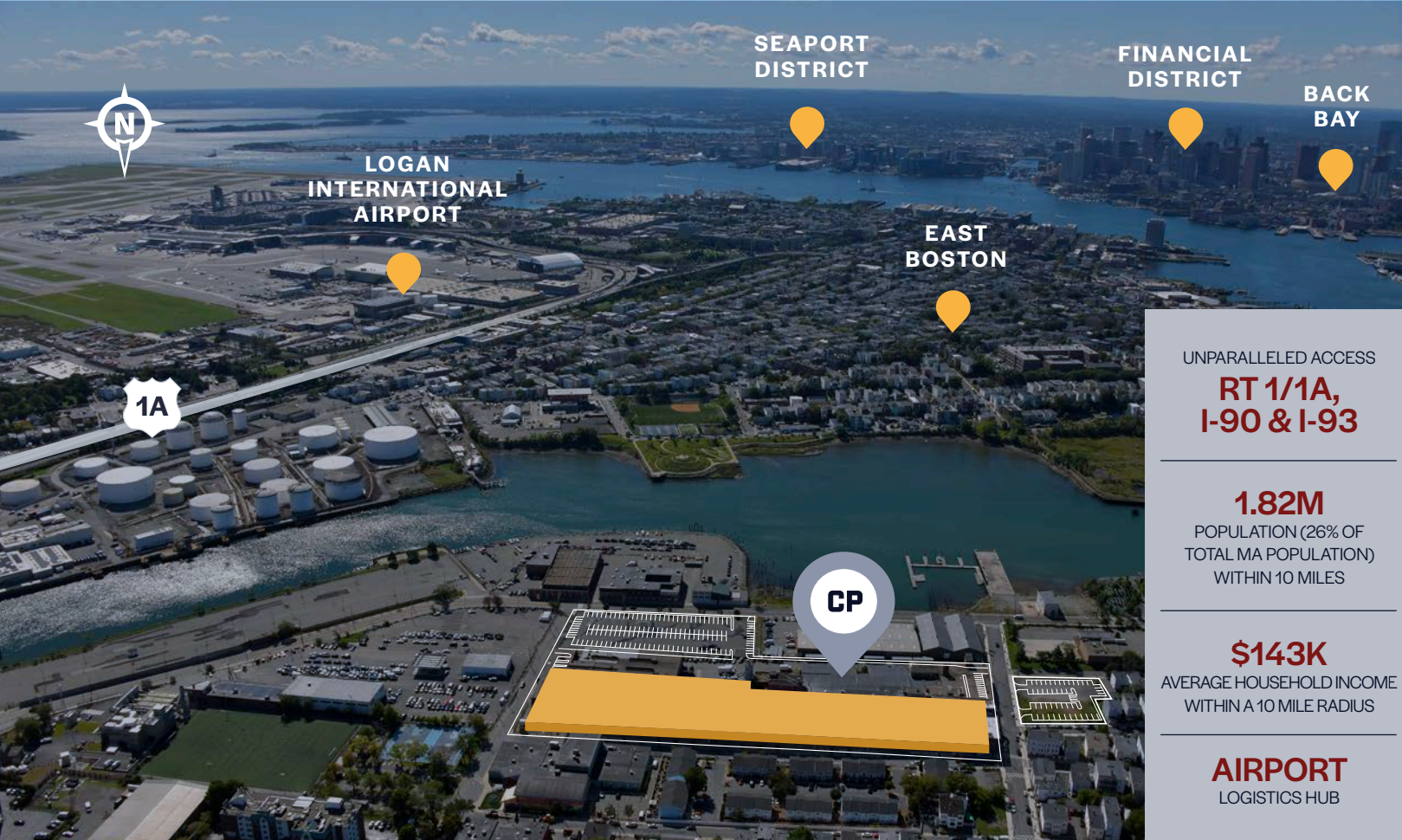
DELIVERING IN **Q2 2024**



Hines  JLL

AVAILABLE FOR LEASE **±146,409 SF**





UNPARALLELED ACCESS  
**RT 1/1A, I-90 & I-93**

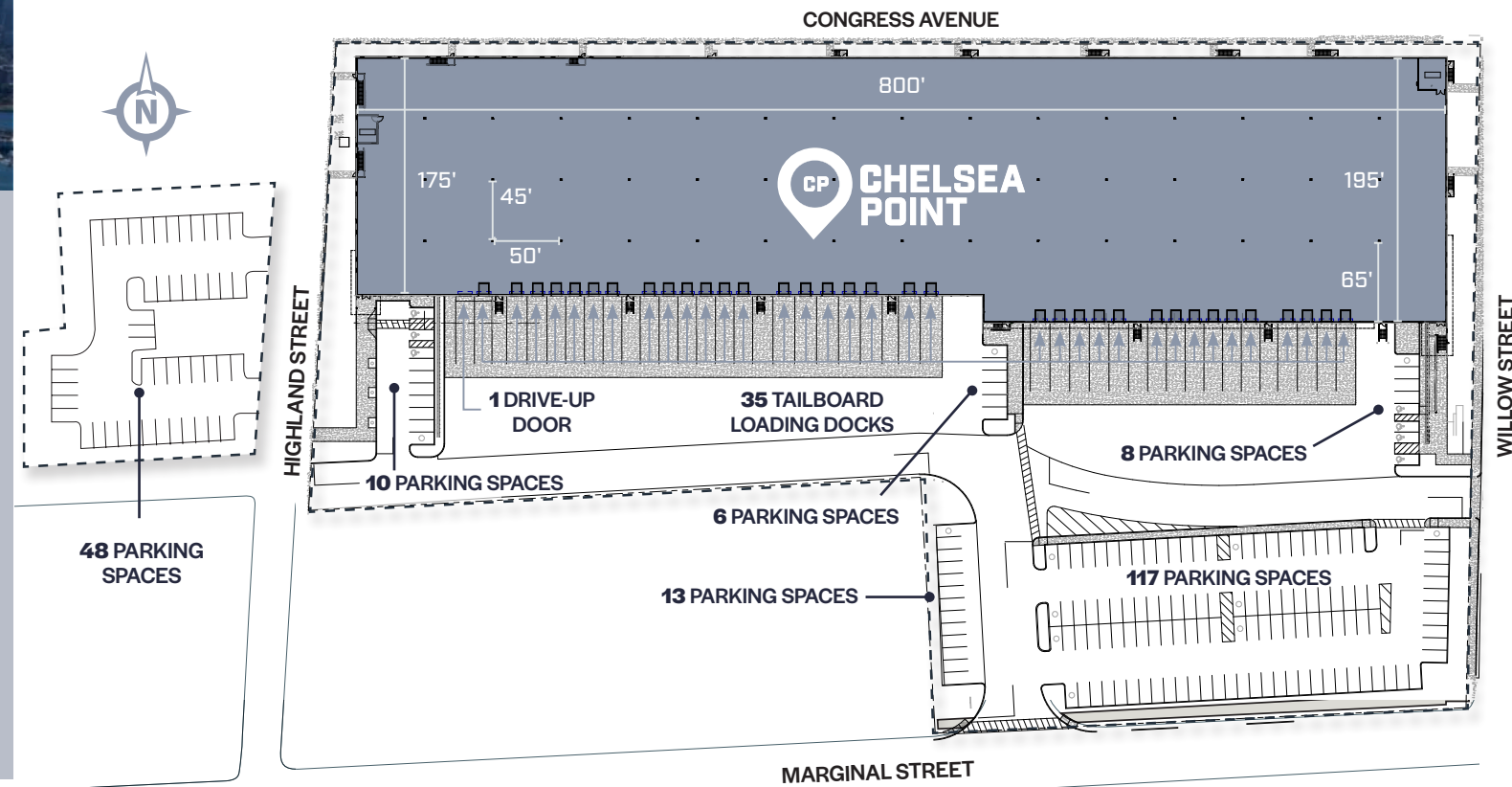
**1.82M**  
 POPULATION (26% OF TOTAL MA POPULATION) WITHIN 10 MILES

**\$143K**  
 AVERAGE HOUSEHOLD INCOME WITHIN A 10 MILE RADIUS

**AIRPORT**  
 LOGISTICS HUB

# Site Plan

±146,409 SF

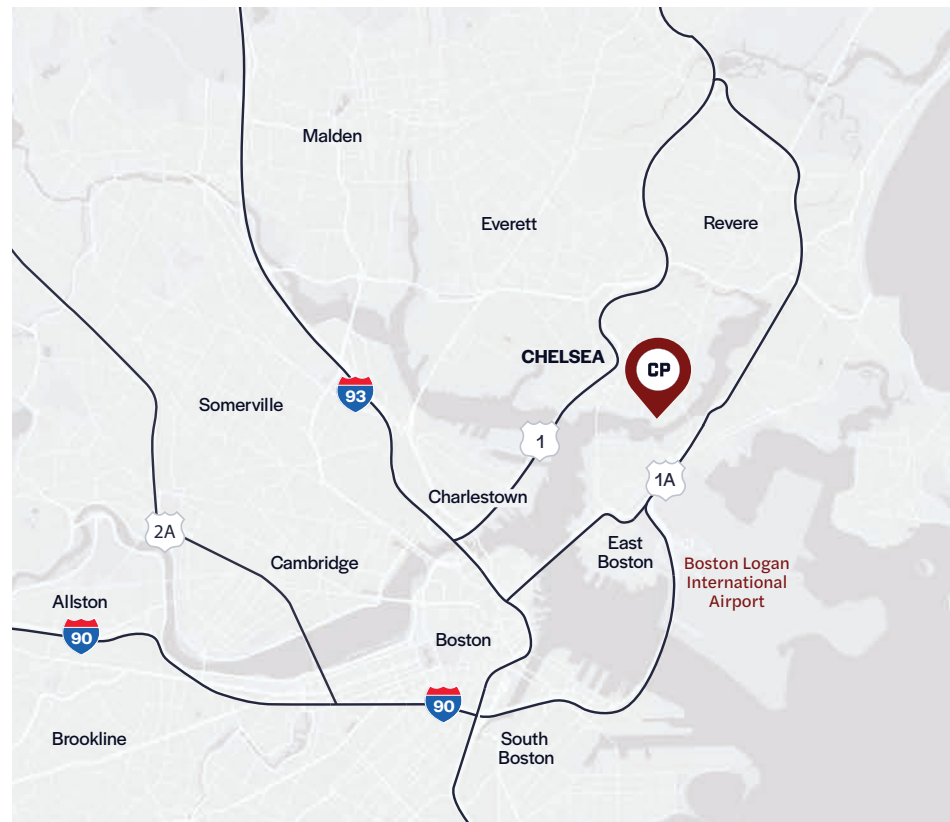


## Urban Infill Location

On behalf of Hines, JLL is excited to bring your attention to Chelsea Point, a ±146,409 SF Class A under construction, urban high-bay warehouse at 250 Marginal Street in Chelsea, Massachusetts. Located just 2.5 miles north of Boston's CBD, Chelsea Point provides direct access to all neighborhoods and suburbs of Boston as well as Logan Airport, with unparalleled proximity to Route 1/1A and Interstate 90 (Mass Turnpike) and Interstate 93.

### CORPORATE NEIGHBORS INCLUDE:

- JetBlue
- Delta
- Forward Air
- Gate Gourmet
- FedEx
- Bradford Airport Logistics
- LSG Sky Chefs
- Adcom Worldwide
- Channel Fish
- Company
- Baldor Specialty Foods
- Radius International
- Eagle Air Freight



## BUILDING SPECIFICATIONS

Total Building Size	±146,409 SF
Office	To Suit
Clear Height	36'
Column Spacing	45' x 50' with typical 65' speed bay
Loading	35 tailboard loading docks & 1 drive-up door
Building Dimensions	195' x 800'
Auto Parking	±1.38/1,000 SF (202 spaces)
Roof	60-mil white TPO; solar ready
Truck Court Depth	130'+
Construction	Insulated, precast concrete walls
Floor	7" thick reinforced concrete
Electrical	3,000 amps, 277/480 volt, 3 phase, 4-wire
Fire Suppression	ESFR
Lighting	LED
Targeting LEED Certification	

### UTILITIES

Gas	National Grid
Electricity	Eversource
Water/Sewer	City of Chelsea

## PROJECT TIMELINE

**Steel Delivery**  
**Q3 2023**

**Roofing Completion**  
**Q4 2023**

**Substantial Completion**  
**Q2 2024**







**CHELSEA  
POINT**



[www.chelsea-point.com](http://www.chelsea-point.com)

# Contact Us

FOR MORE INFORMATION ON THIS  
TREMENDOUS OPPORTUNITY

**Rachel Marks**  
Managing Director  
508 259 2440  
rachel.marks@jll.com

**Chelsea Andre**  
Vice President  
508 951 7817  
chelsea.andre@jll.com

**Joe Fabiano**  
Managing Director  
617 531 4228  
joe.fabiano@jll.com

**Michael Ciummei**  
Managing Director  
617 531 4285  
michael.ciummei@jll.com

Hines

