

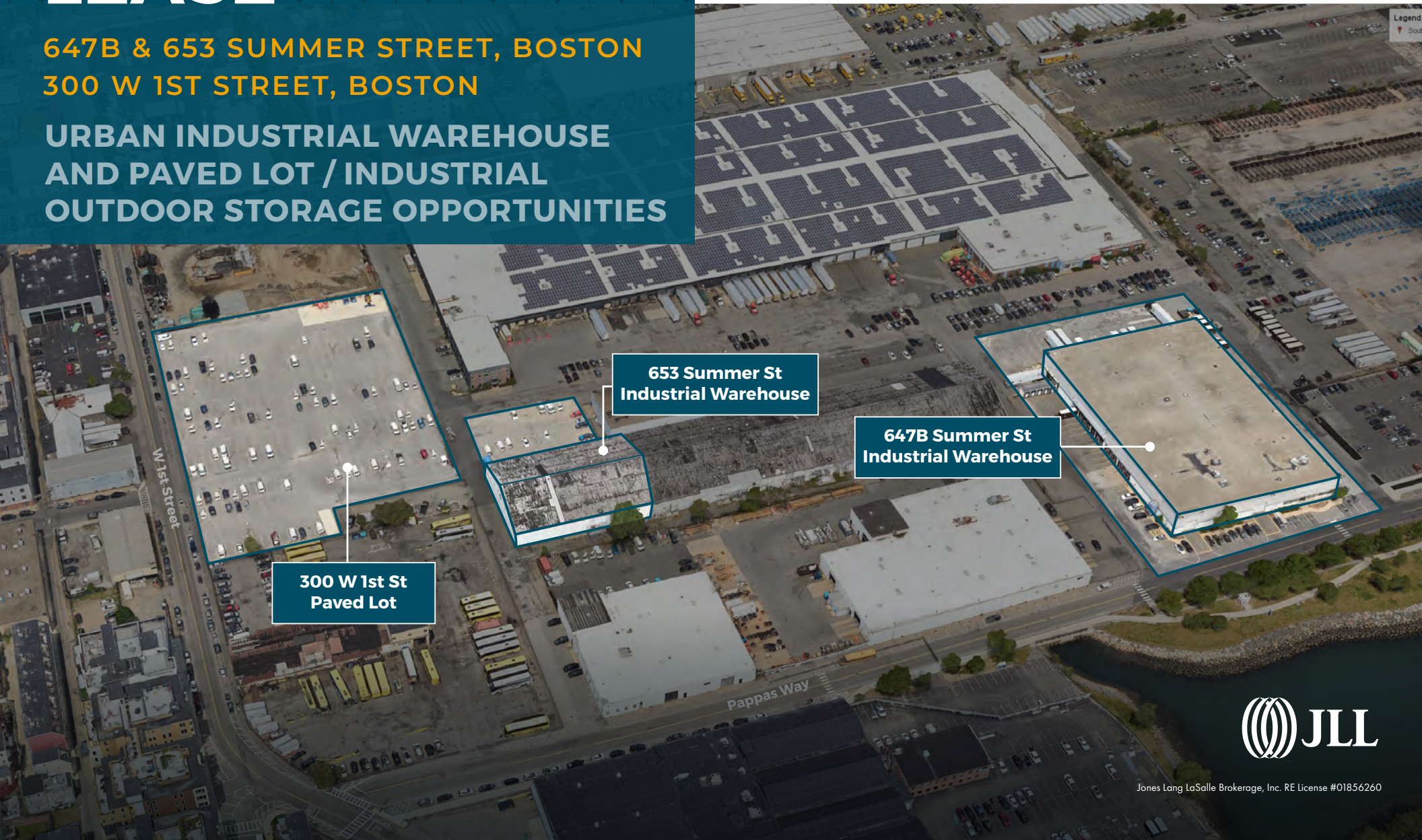
FOR LEASE

647B & 653 SUMMER STREET, BOSTON
300 W 1ST STREET, BOSTON

URBAN INDUSTRIAL WAREHOUSE
AND PAVED LOT / INDUSTRIAL
OUTDOOR STORAGE OPPORTUNITIES

OXFORD

Premier Seaport Location



BUILDING SPECIFICATIONS - 647B SUMMER ST



Total Building Size:
±63,000 SF



Year Built:
1990



Building Dimensions:
210' x 300'



Land Area:
• **±1.45 acres**
• **Additional ±1.63 acre parcel separately available for lease**



Clear Height:
24'



Column Spacing:
30' x 30' (typical)



Loading:
• **12 tailboard loading docks**
• **13 van height loading docks**
• **9 grade level doors**



Auto Parking:
• **30 auto spaces on site**
• **Trailer parking and auto parking can be expanded significantly via adjacent site availability**



Lighting:
LEDs on motion sensors



Sprinkler:
Wet system



Power:
400 amps @ 480V



Construction:
Concrete foundation and steel framing



Roof:
Flat rubber membrane roof



Zoning:
Industrial

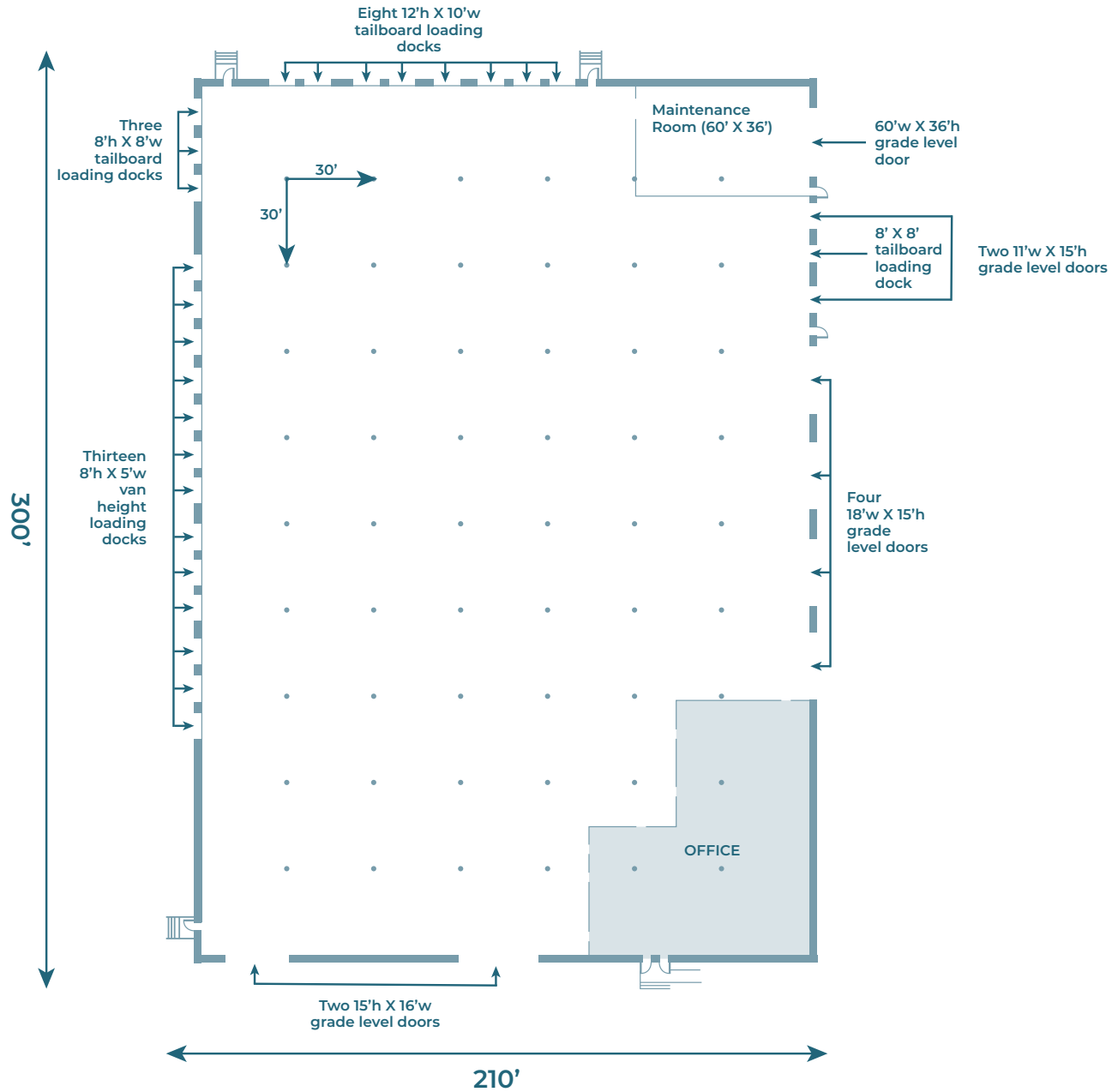


Utilities:
• **Gas: National Grid**
• **Electric: Eversource**
• **Water/Sewer: BWSC**



FLOOR PLAN

647B SUMMER STREET



BUILDING SPECIFICATIONS - 653 SUMMER ST



Available SF:
±20,400 SF



Year Built:
1972/1987



Suite Dimensions:
120' x 170'



Land Area:
• **±3.23 acres**



Clear Height:
39' at center, with pitch down to 20'



Column Spacing:
Clear span column free space



Loading:
• **1 tailboard loading dock (to suite)**



Auto Parking:
• **±15,000 SF paved lot (to suite)**
• **Trailer parking and auto parking can be expanded significantly via adjacent site availability**



Utilities:
• **Gas: National Grid**
• **Electric: Eversource**
• **Water/Sewer: BWSC**



Power:
900 amps @ 460V



Construction:
Concrete foundation and steel framing



SITE PLAN

653 SUMMER STREET



±15,000 SF
Adjacent Land

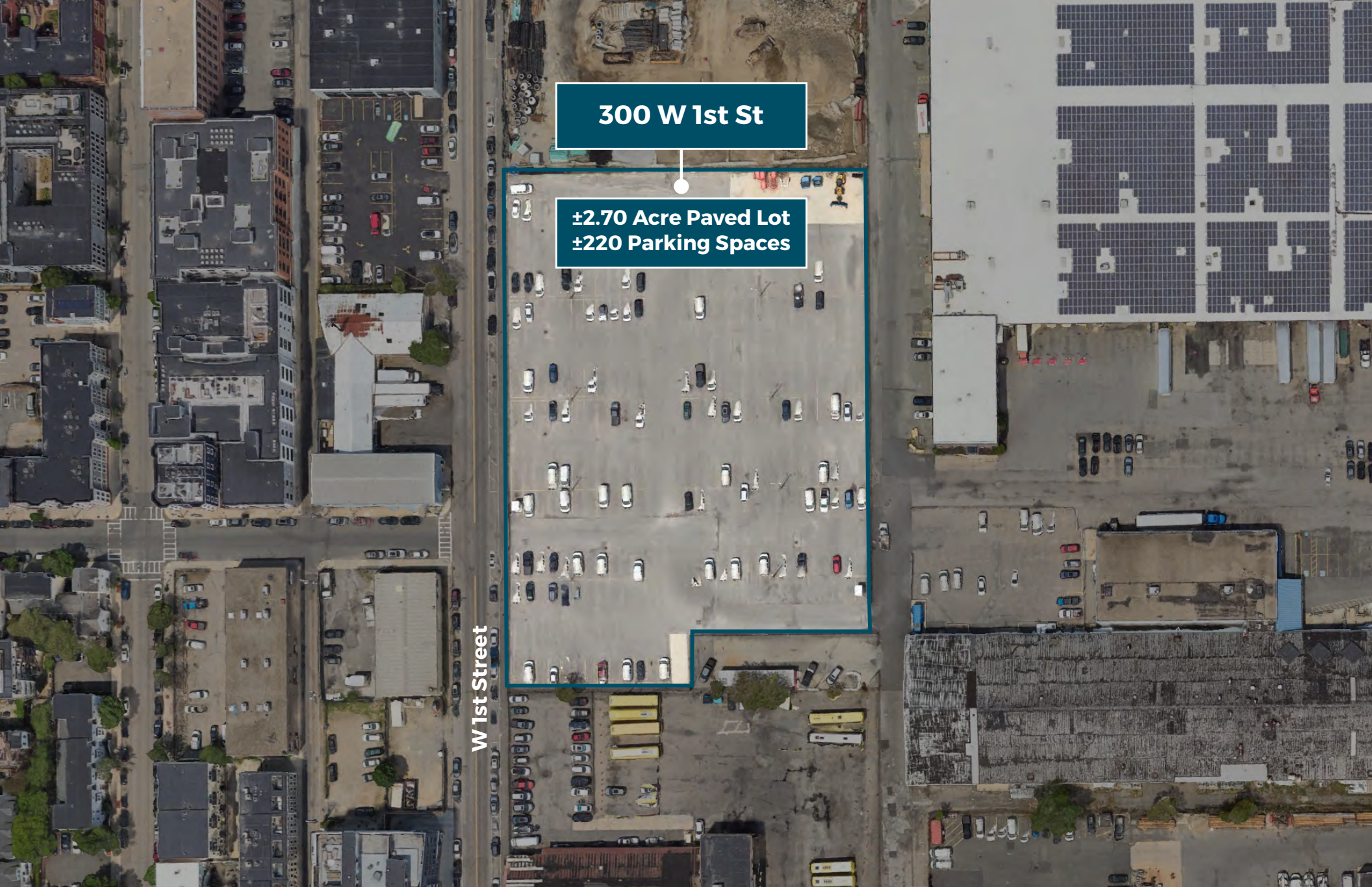
±20,400 SF
Industrial Warehouse

653 Summer St

Pappas Way

SITE PLAN

300 W 1ST STREET LOT



300 W 1st St

±2.70 Acre Paved Lot
±220 Parking Spaces

W 1st Street

ACCESS MAP



SOMERVILLE

EVERETT

CHELSEA

1A

CHARLESTOWN

1

EAST BOSTON

WINTHROP

CAMBRIDGE

1A







BOSTON LOGAN
INTERNATIONAL AIRPORT

DOWNTOWN BOSTON

93

90

Public Transit

-  0.4 Miles to MBTA Bus 7
-  0.5 Miles to MBTA Bus 9
-  0.6 Miles to Design Center MBTA Silver Line
-  1.0 Mile to Broadway MBTA Red Line
-  1.2 Miles to Seaport Ferry
-  1.4 Miles to South Station






SOUTH BOSTON

Summer Street
Industrial Campus
Boston, MA

BLACK FALCON TERMINAL

CONLEY CONTAINER
TERMINAL

Key Distances

 Interstate 93	1.5 miles
 Interstate 90	0.8 miles
 Boston CBD	1.6 miles
 Worcester, MA	47.3 miles
 Providence, RI	49.1 miles

LOCAL AREA

BOSTON LOGAN INTERNATIONAL AIRPORT



VERTEX

UNITED STATES POSTAL SERVICE

pwc

BOSTON FISH PIER

Lilly

FOUNDATION MEDICINE

BCEC
Business Consulting & Extension Center

CRISPR THERAPEUTICS

DHL

WHO BUY W.B. MASON

908devices

BLACK FALCON TERMINAL

FedEx

CONLEY CONTAINER TERMINAL

United Rentals

Summer Street Industrial Campus

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FOR LEASE

URBAN INDUSTRIAL
WAREHOUSE AND PAVED LOT
OPPORTUNITIES

Demographics

WITHIN 5 MILES

POPULATION	828,834
PERSON LABOR FORCE	492,458
WHITE COLLAR WORKERS	360,472
BLUE COLLAR WORKERS	52,604

WITHIN 10 MILES

POPULATION	1,802,705
PERSON LABOR FORCE	1,047,148
WHITE COLLAR WORKERS	776,554
BLUE COLLAR WORKERS	114,042



CONTACTS:

JOE FABIANO

joe.fabiano@jll.com
+1 781 844 7893

MICHAEL CIUMMEI

michael.ciummei@jll.com
+1 978 621 7241

RACHEL MARKS

rachel.marks@jll.com
+1 508 259 2440

DANE CARACINO

dane.caracino@jll.com
+1 617 640 0316

CHELSEA ANDRE

chelsea.andre@jll.com
+1 508 951 7817

KENDALL SULLIVAN

kendall.sullivan@jll.com
+1 978 882 3259



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