



FOR SALE OR LEASE

INDUSTRIAL · WAREHOUSE

141 Addison Street

EAST BOSTON · MASSACHUSETTS



±2 MILES TO LOGAN INTERNATIONAL AIRPORT

\$2.7M

SALE PRICE

Negotiable

LEASE RATE

±8,578

SF BUILDING

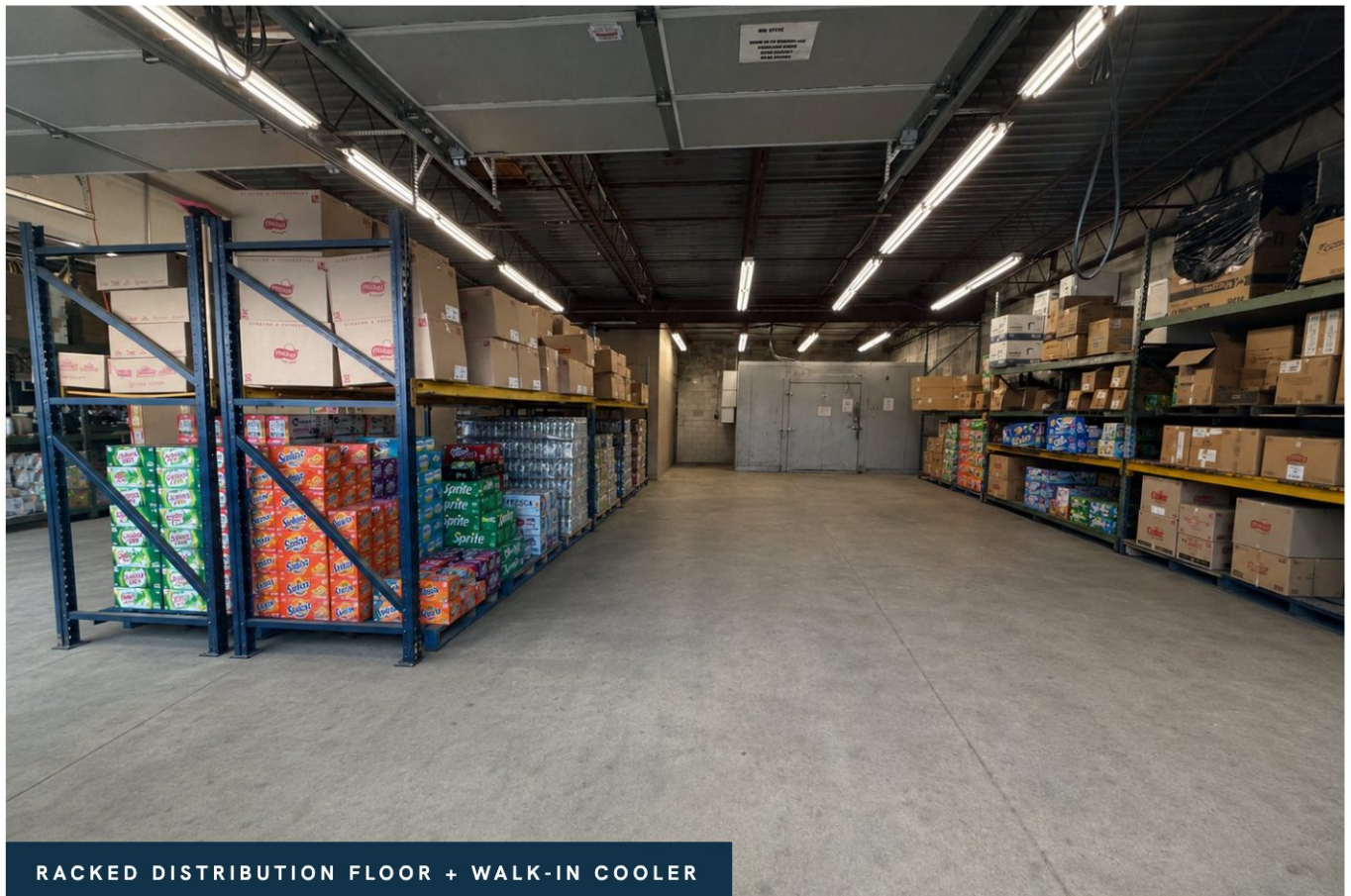
0.23 AC

LOT SIZE

An owner-occupant & redevelopment opportunity by Logan

Burgess Properties is pleased to offer **141 Addison Street** for sale or lease — a ±8,578 SF free-standing industrial building on a 0.23-acre lot in East Boston, currently operating as a food-and-beverage distribution facility. The property is an ideal fit for an **owner-occupant business** seeking to control its own space just minutes from Logan International Airport, with three loading docks, an oversized drive-in door, walk-in cold storage, and 800-amp electrical service already in place. With approvals for conversion to **20 residential units**, it also presents a compelling redevelopment play in one of Boston's fastest-growing neighborhoods. Prospective buyers and tenants are solely responsible for verifying all specifications with their own professionals.

20	3 + 1	800A	±2 mi
UNITS APPROVED	DOCKS + DRIVE-IN	POWER *	TO LOGAN AIRPORT



RACKED DISTRIBUTION FLOOR + WALK-IN COOLER

Three ways to win

PATH 01

Owner-Occupy

Control your own facility minutes from Logan — docks, drive-in, and cold storage ready to run.

PATH 02

Lease / Invest

In-place distribution use and heavy power make for a flexible income or last-mile play.

PATH 03

Redevelop

Approved for conversion to 20 residential units in a high-demand neighborhood.

Loading & Access

Three loading docks plus one oversized drive-in door (12'W x 10'H) for simultaneous truck loading and direct floor access.

Cold Storage in Place

A 14' x 16' walk-in cooler and refrigerator remain with the building — ready for perishable distribution from day one.



OPEN WAREHOUSE WITH PALLET RACKING

SPECIFICATIONS

Building systems & infrastructure

GENERAL

BUILDING AREA	±8,578 SF
LOT SIZE	0.23 AC
STORIES	1 story + lower level
CLEAR HEIGHT	10' - 11'3"
ROOF	Rubber membrane
CURRENT USE	Food/beverage distribution
REDEVELOPMENT	Approved: 20 resi. units

LOADING

DOCKS	Three (3) loading docks
DRIVE-IN	One (1) — 12'W x 10'H

MECHANICAL & UTILITIES

ELECTRICAL	800A · 4 meters *
ELECTRIC UTILITY	National Grid
GAS	National Grid
HEAT	Modine unit heaters
COLD STORAGE	14' x 16' cooler + refrigerator
COOLING	Mini-split (tenant-owned)

SALE / LEASE TERMS

SALE PRICE	\$2,700,000
LEASE RATE	Negotiable
AVAILABILITY	Upon Request

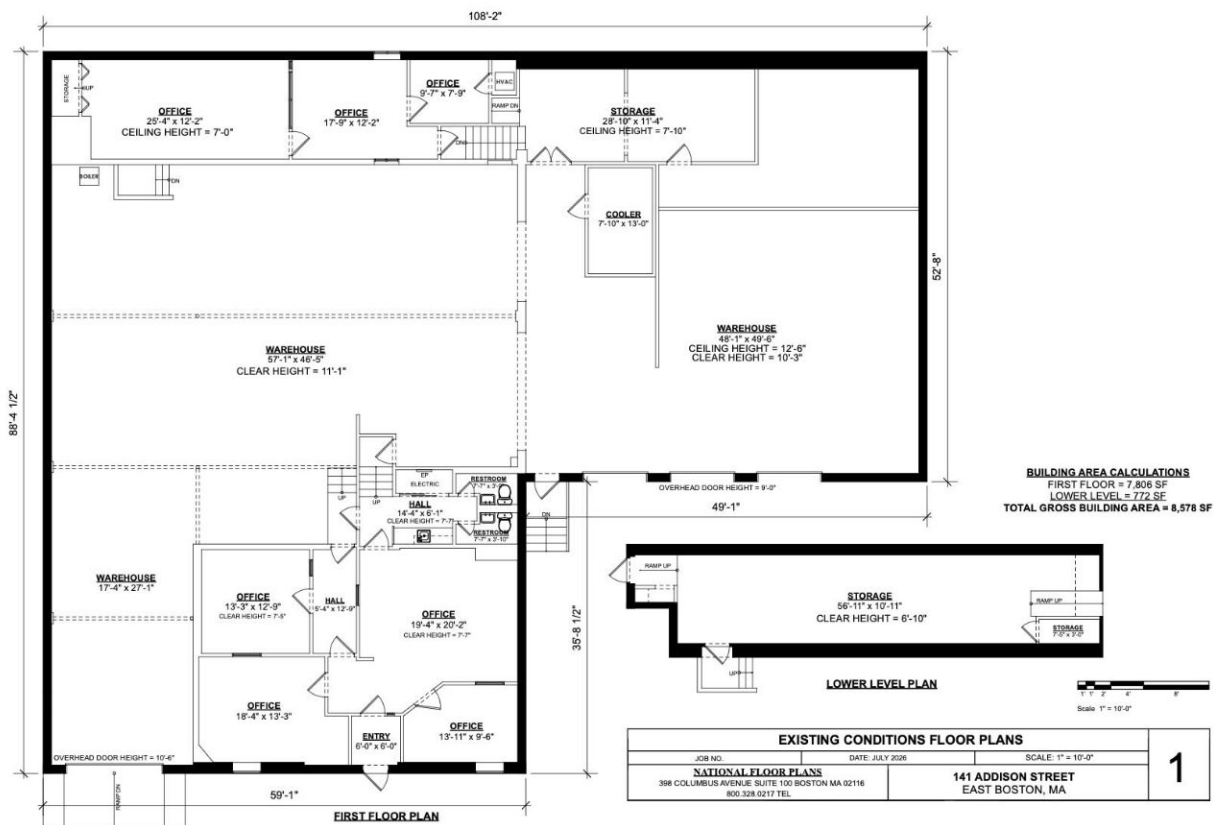
IDEAL FOR

Owner-occupants, food & beverage distribution, cold storage, last-mile fulfillment, or residential redevelopment.

** Electrical service (800A) to be confirmed. Specifications may be approximate; prospective buyers and tenants are solely responsible for verifying with their own professionals.*

FLOOR PLAN

±8,578 SF single-occupant building



7,806 SF FIRST FLOOR **772** SF LOWER LEVEL **8,578** SF TOTAL GROSS

Existing conditions plan by National Floor Plans, July 2026. Dimensions approximate; not to scale for reproduction.

LOCATION & ACCESS

Minutes from Logan & the tunnels



141 Addison Street sits in East Boston's Orient Heights neighborhood — one of the most access-rich pockets inside the city. The property is roughly **two miles from Logan International Airport**, with direct connections to Route 1A, the Sumner and Callahan tunnels to downtown, and the Ted Williams Tunnel / I-90. The MBTA Blue Line at Orient Heights provides transit access, placing users within a short drive of the entire Boston urban core and North Shore.

DRIVE TIMES

1 min ROUTE 1A	6 min LOGAN AIRPORT	10 min DOWNTOWN	7 min I-90 / TED WILLIAMS
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DISTANCES

Logan Airport	2 mi	Downtown Boston	4 mi	Chelsea	3 mi
Revere	3 mi	Cambridge	7 mi	Somerville	6 mi

FOR SALE OR LEASE

141 Addison Street

EAST BOSTON, MASSACHUSETTS

Stephen Nohrden

PRESIDENT

steve@burgessproperties.com

Cell: (978) 895-2208

Charlie Jacob

SENIOR ASSOCIATE

charlie@burgessproperties.com

Cell: (339) 225-1958

Burgess Properties, LLC

(781) 321-5200 · BurgessProperties.com



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