

**Brickpoint**  
PROPERTIES, INC.



**WAREHOUSE/DISTRIBUTION SPACE | AIRPORT RELATED LOCATION**

## **3-7** **GRIFFIN WAY** **CHELSEA, MA**

3-7 Griffin Way is a 33,515 SF single-story industrial or warehouse/distribution building of which approximately 5,000 SF is mezzanine office space.

It is ideally located in Chelsea near Logan Airport and the Ted Williams Tunnel providing easy access to the airport, the city of Boston as well as points north and south of the city.

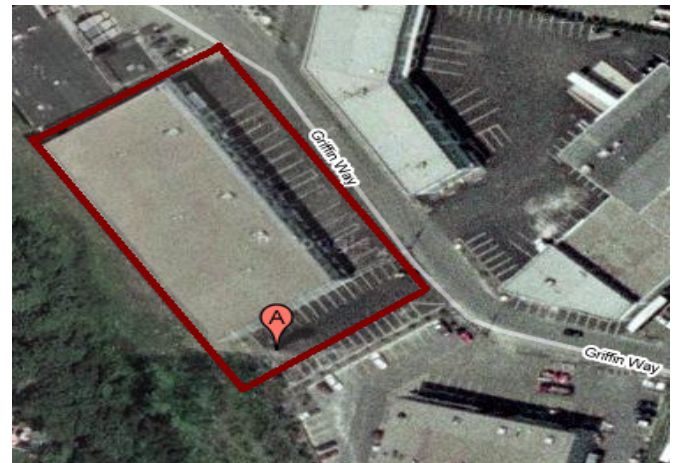
The building has recently undergone a revitalization with window replacements, exterior paint and resealing of parking lot surfaces.

### **AVAILABLE SPACE**

11,010 SF Warehouse/Distribution Space

**For leasing information, contact:**

**Peter Abren**  
**[pabren@brickpoint.com](mailto:pabren@brickpoint.com)**  
**781-979-9723 direct**  
**978-423-1447 cell**



owned and managed by:

Brickpoint Properties, Inc. | 339 Pleasant Street | Malden, MA 02148 | 781-979-9800 (p) | 781-979-9810 (f)

## BUILDING SPECIFICATIONS

**Property type:** Industrial/Distribution Warehouse

**Premises:** 33,515 SF

**Available:** 11,010 SF

**Loading:** 2 tailboard docks

**Foundation:** Poured concrete foundations and column footings on caissons

**Framing:** Steel framing with concrete block walls.

**Floors:** First floors: slab on grade  
Upper floors: concrete over bar joists and steel decking.

**Roof:** Ballasted rubber membrane

**Clear height:** Clear height 20 feet to underside of joists; exception: loading areas beneath the mezzanine office space approximately 10 feet.

**Office Finish:** Dropped acoustical tile ceiling with recessed fluorescent light fixtures; floors carpeted with commercial grade carpeting; walls are sheet rock over metal studs. Primarily open space with modest partitioning with modest-to-high grade finishes.

**HVAC:** Heated and cooled by package gas and electric units located on the roof; first floor heated by gas-fired Modine-style hung heaters.



## 3-7 GRIFFIN WAY CHELSEA MA

Located off of Eastern Avenue with easy access to Logan Airport and the city of Boston.

