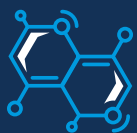


# ➤ 440 RUTHERFORD

CHARLESTOWN, MA



±16,588-32,825 RSF

LIGHT MANUFACTURING & FLEX LAB SPACE



440 RUTHERFORD

CBRE

RELATED  
BEAL ➤ Life Science



CBRE is pleased to present the unique opportunity to lease  $\pm 32,825$  SF of flex space at **440 Rutherford Avenue** in Charlestown, MA. This rare urban site offers 18' clear and tailboard loading capabilities which is ideal for flex and light manufacturing uses. The site's strategic location is minutes away from the amenities within the Charlestown neighborhood and just steps away from the Orange Line MBTA. The property is undergoing a major overhaul with new landscaping as well as a lab-ready spec build at the adjacent building, 420 Rutherford Avenue.

## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE</b>	$\pm 56,721$ SF
<b>ACREAGE</b>	$\pm 2.56$ Acres
<b>YEAR BUILT/RENOVATED</b>	1958/2010 and 2021
<b>BUILDING DIMENSIONS</b>	110' x 240'
<b>CLEAR HEIGHT</b>	18'
<b>COLUMN SPACING</b>	22' x 50'
<b>FIRE PROTECTION</b>	Code required fully sprinkler coverage for base building, common areas and tenant shell
<b>LOADING DOCK</b>	3 tailboard loading docks
<b>PARKING</b>	On-site 146 parking spaces to be allocated across properties

## ELECTRICAL

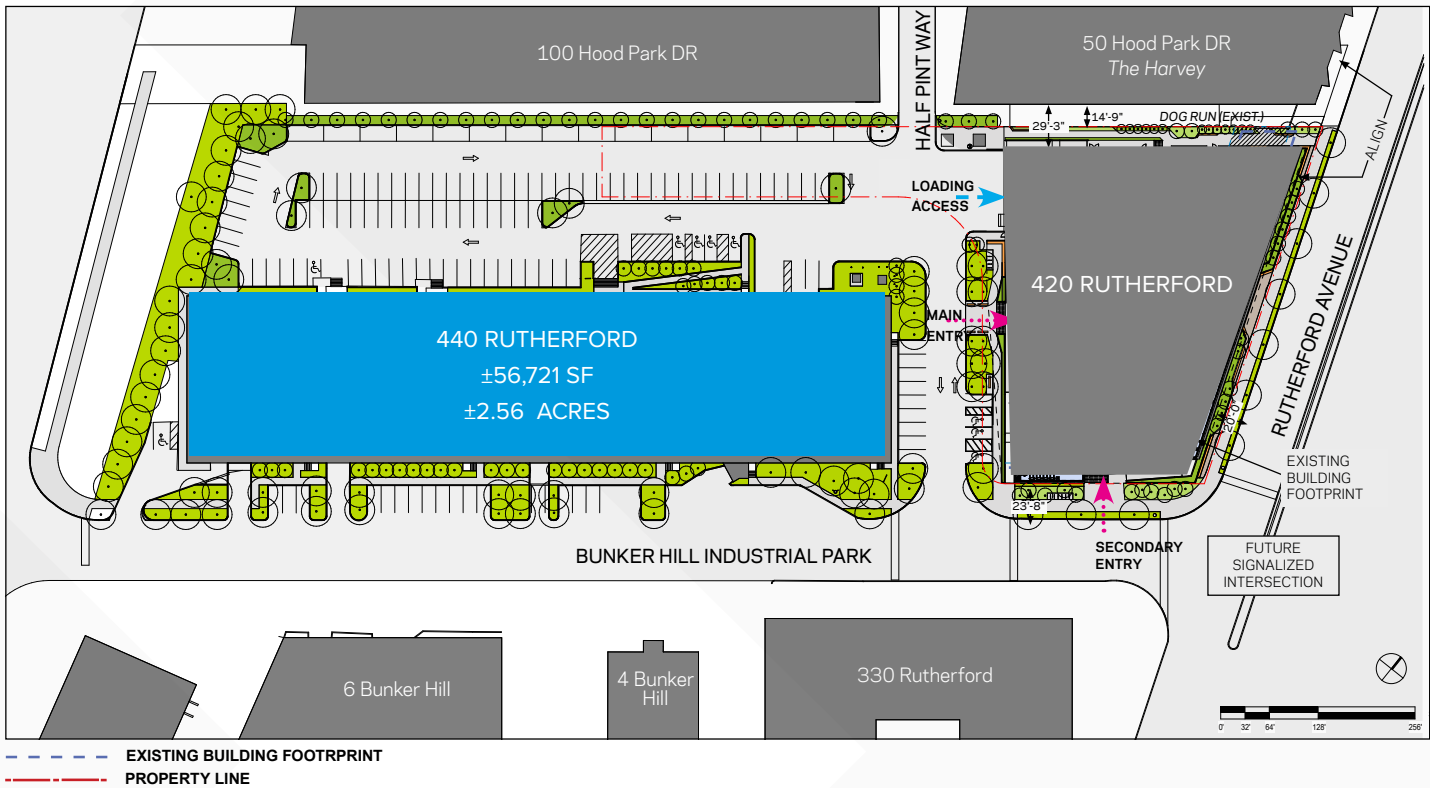
<b>PRIMARY FEED TO BUILDING</b>	1,800 amps, 480 volt, 3-wire/4 phase. Building is served by 1500 KVA Electrical utility service to switchgear in main electrical room.
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## HVAC

<b>HVAC</b>	Rooftop gas-fired HVAC units for offices. Direct vented Rexnor gas-fired ceiling mounted units in warehouse.
<b>HEATING</b>	Boiler Plant sized for warehouse and office VAV reheat and perimeter heating.

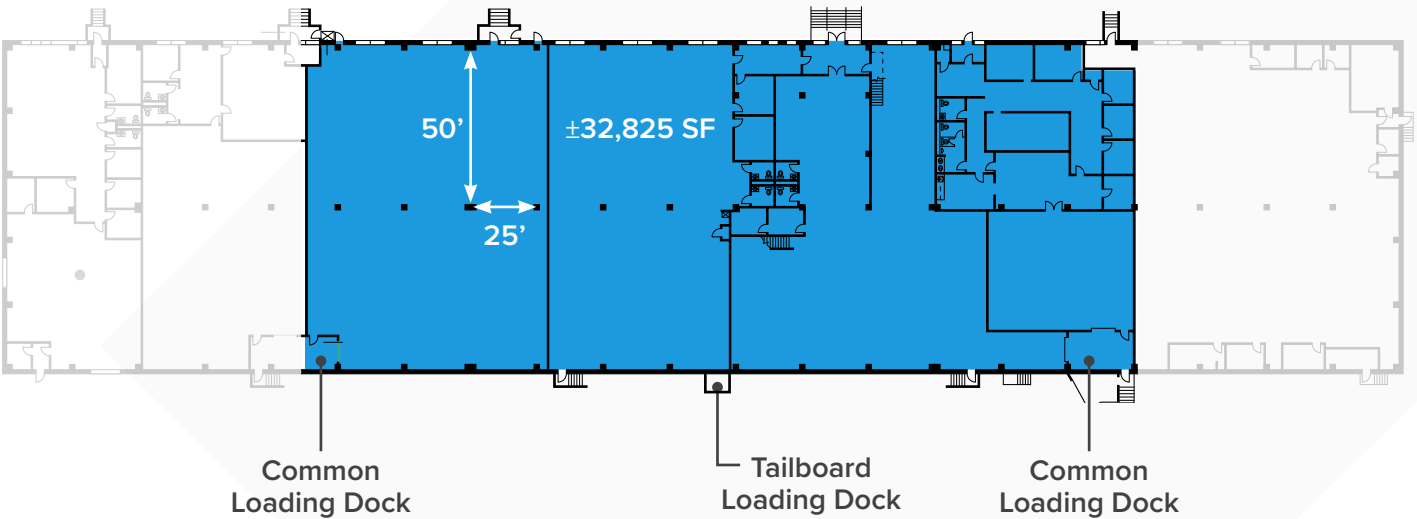


# SITE PLAN



# FLOOR PLAN

±32,825 SF AVAILABLE





## TRAVEL DISTANCES

ROUTE 99	0.1 miles
INTERSTATE 93	0.5 miles
ROUTE 1	1.0 miles
ASSEMBLY ROW	1.2 miles
DOWNTOWN BOSTON	1.4 miles
KENDALL SQUARE, CAMBRIDGE	1.6 miles
INTERSTATE 90	3.0 miles
LOGAN INTERNATIONAL AIRPORT	4.9 miles

Approx. \$146 million  
of future upgrades to  
Rutherford Avenue!

440 RUTHERFORD

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