

295

EASTERN AVE

CLASS-A URBAN INDUSTRIAL DEVELOPMENT | **37,247 SF - 113,987 SF**

CHELSEA, MA

NEWMARK



GFI PARTNERS



295
EASTERN AVE

DELIVERING
SUMMER 2025

113,987 SF
CLASS A URBAN
DEVELOPMENT

PROPERTY HIGHLIGHTS



TRANSIT-ORIENTED
LOCATION

URBAN INFILL
OPPORTUNITY

AMPLE
LOADING & PARKING

36'
CLEAR





SITE DESCRIPTION

Property Address	295 Eastern Avenue, Chelsea
Land Area	18.72 AC, 5.6 AC Developable land area
Zone Code	Port District

IMPROVEMENT DETAILS

Building Profile	Light Industrial/Light Manufacturing
Number of Floors	1
Building Rentable Area	113,987 SF
Percent Office Finish	+/-5%
Building Depth & Length	674' x 170'

CONSTRUCTION

Structure	Steel frame, Insulated Metal Panel, on concrete block.
Foundation	Concrete block
Façade	Insulated Metal Panel
Roof	Standing Seam Metal Roof
Windows	36 total; 14 4' x 5', 22 thermally broken alum window frames
Floors	7", 4,000 psi, steel toweled concrete slab
Clear Height	36'
Column Spacing	56' x 57'
Parking	Cars: 133 spaces
Loading	17 (9x10) doors
Drive-In Doors	BTS
Truck Court Depth	125'

BUILDING SYSTEMS

HVAC	Heating and Cooling throughout
Electric Service	Min 2,000 amp
Lighting	LED
Life Safety	ESFR
Utilities	Electricity: Eversource Water & Sewer: City of Chelsea/MWRA

CONSTRUCTION TIMELINE

An architectural rendering of a construction site. In the background, a large, modern building with a corrugated metal facade is visible. A large, colorful mural is painted on the side of the building. In the foreground, there are several trees and a paved area. A group of people, including a person in a wheelchair, are walking along a path. Two white trucks are parked near the building. The sky is blue with some clouds. A dark blue semi-transparent box with a timeline is overlaid on the left side of the image.

SITE WORK	Q3 2024
STRUCTURE & ENVELOPE	Q4 2024
TILT-UP CONSTRUCTION	Q1 2025
ROOF INSTALLATION	Q2 2025
WATER TIGHT	Q2 2025
SUBSTANTIAL COMPLETION	Q3 2025

SUPERIOR ACCESS & LOCATION



295
EASTERN AVE

T
CHELSEA
STATION

T
BOX DISTRICT
STATION

CHELSEA

T
EASTERN
AVENUE

T
WOOD ISLAND
STATION

T
AIRPORT
STATION

90

28

93

16

1

16

1A

SOMERVILLE
2 MILES

CHARLESTOWN
2 MILES

EAST CAMBRIDGE/
KENDALL SQUARE
4 MILES

DOWNTOWN
BOSTON
4 MILES

T
SOUTH STATION

**BOSTON
LOGAN
INTERNATIONAL
AIRPORT**
4 MILES

- 40+ airlines
- 100+ non-stop destinations
- 35M+ passengers annually
- 645M+ pounds of cargo annually

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CHELSEA, MA

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NEWMARK



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