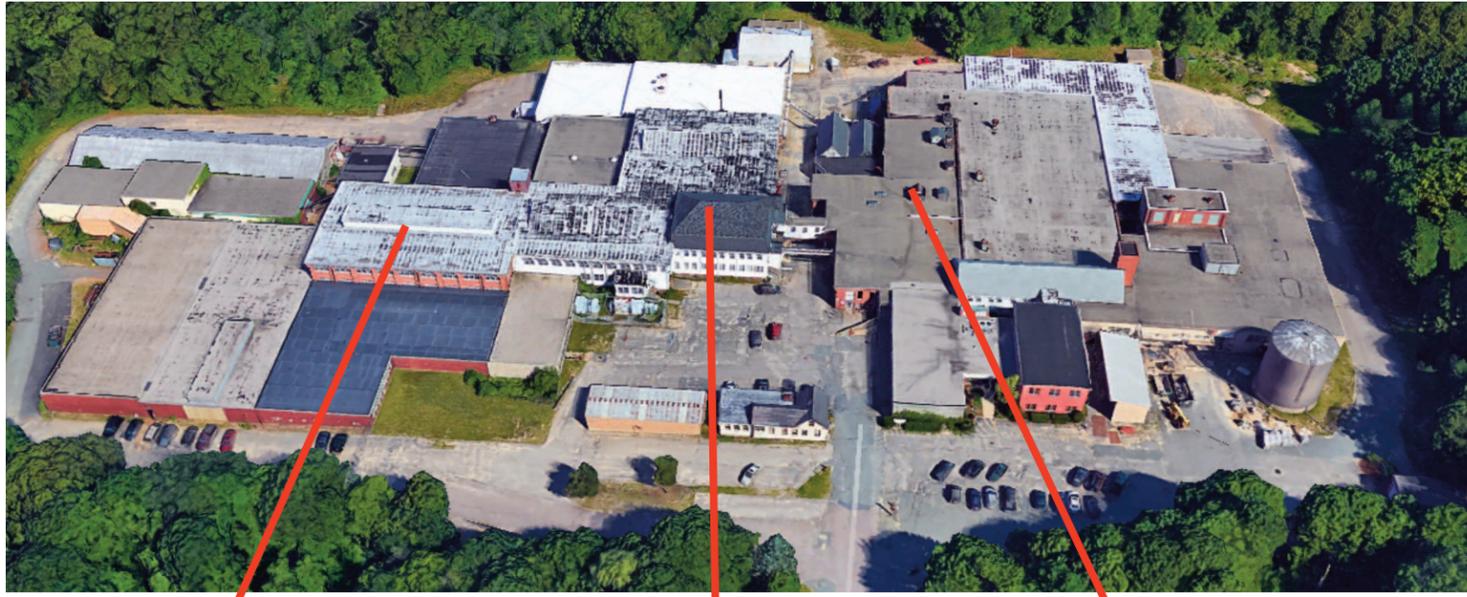




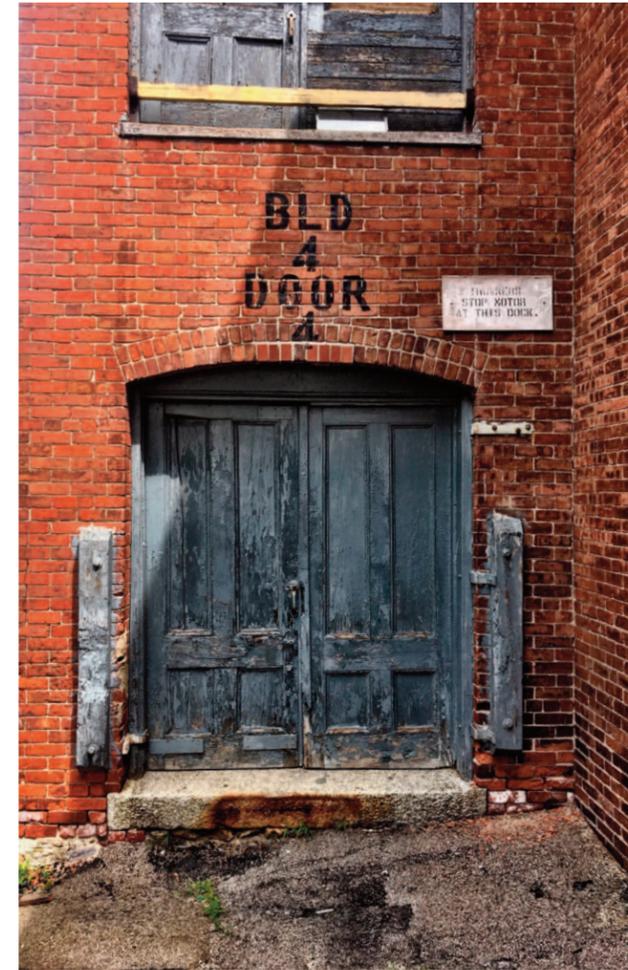
**DRAPER LOFTS**  
**2,000 SF - 350,000 SF FOR LEASE**  
**28 DRAPER LANE**  
**CANTON, MASSACHUSETTS**



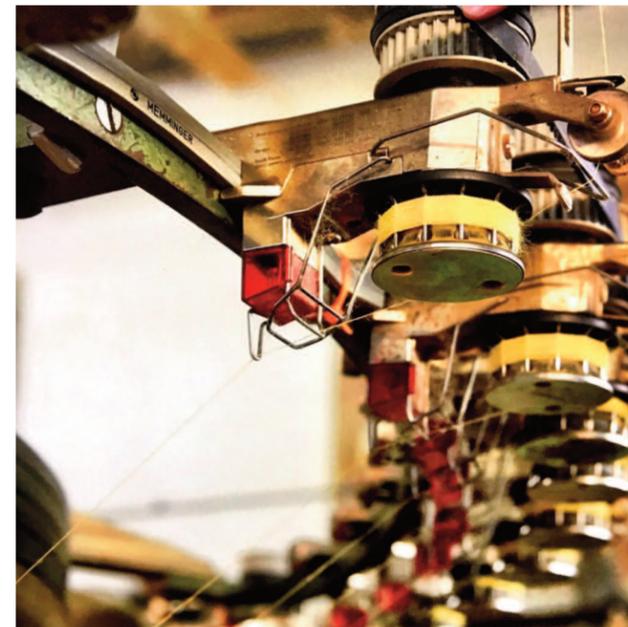
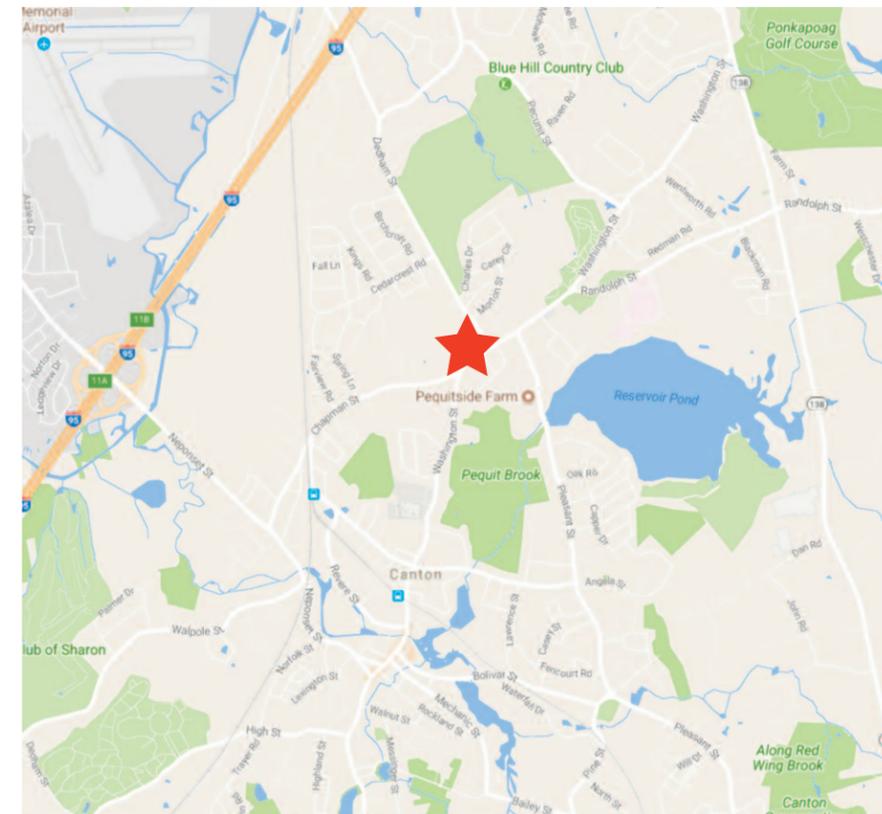
**DRAPER LOFTS**  
**2,000 SF - 350,000 SF FOR LEASE**  
**28 DRAPER LANE**  
**CANTON, MASSACHUSETTS**



- Incubator space readily available – We have the space you need today whether it is office, industrial, manufacturing or warehousing, we can accommodate your business as it grows so you can avoid costly moves and relocations.
- Ample parking spaces, dock doors and drive in doors located throughout the facility to accommodate your business needs.
- We have the ability to custom design your space, you can leave it existing or we can renovate the space for a turnkey move in. Call today to pick out your finishes. Spaces start at only \$3.00 PSF.



- Heat is included with the rent
- Multiple space configurations available with office and industrial space options
- Draper is a 6th generation family run organization based in Canton nestled on over 30 acres of serene landscape
- Draper was established in 1856 by the Draper family and is proud to be one of the oldest family owned and operated textile mills in the USA
- The 2,000 SF - 350,000 SF Office / Industrial / Flex Space Available
- Centrally located minutes between Interstate 93, 95 and Rt. 138, Draper Lofts has an impeccable location for work commutes, business logistics and freight transit



**DAN GARDNER | DAN@CASTLESCOM.COM | O: 781.591.3232 X700**  
**3 ALLIED DRIVE, SUITE #303 | DEDHAM, MA 02026 | 781.591.3232**  
**WWW.CASTLESCOMMERCIAL.COM**



# DRAPER LOFTS

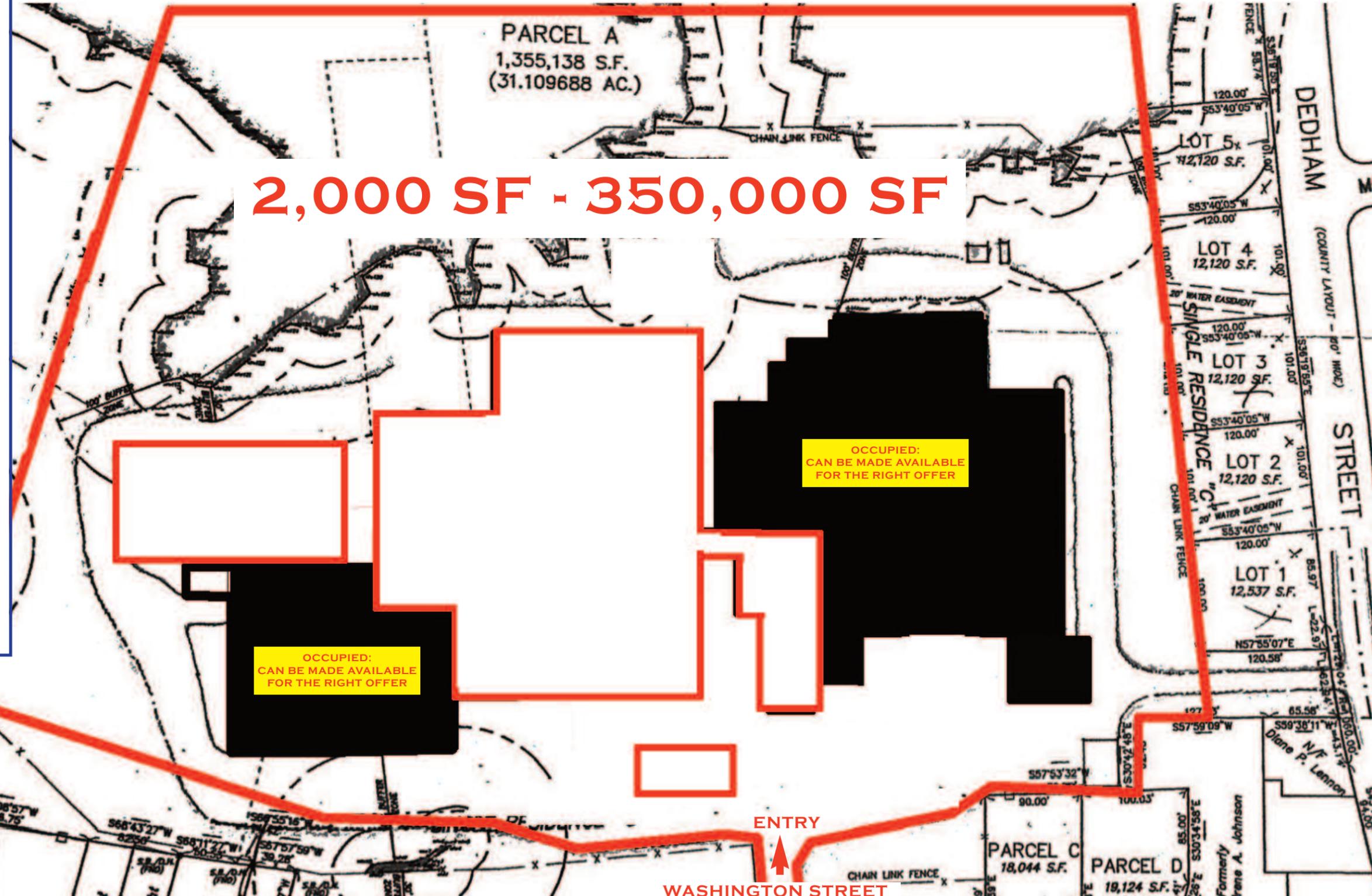
## 2,000 SF - 350,000 SF FOR LEASE

### 28 DRAPER LANE CANTON, MASSACHUSETTS

DAN GARDNER | DAN@CASTLESCOM.COM | O: 781.591.3232 X700  
3 ALLIED DRIVE, SUITE #303 | DEDHAM, MA 02026 | 781.591.3232  
WWW.CASTLESCOMMERCIAL.COM

#### LANDLORD BUILDOUT

- LANDLORD WILL PROVIDE A PERIMETER WALL FROM FLOOR TO CEILING, WITH LOCKING DOOR TO COMMON AREA.
- LANDLORD WILL INSTALL ELECTRICAL OUTLETS ALONG PERIMETER WALL PER BUILDING CODE.
- LANDLORD WILL ENSURE BATHROOM IS IN GOOD WORKING CONDITION.
- THE HEAT SHALL BE PROVIDED BY THE LANDLORD AND BILLED BACK TO TENANT AS A PER SQUARE FOOT OF USAGE COST.
- LANDLORD WILL MAINTAIN THE HEATING SYSTEM.
- THE SPACE IS ACCESSIBLE DURING THE WEEK AND BY SPECIAL ARRANGEMENT ON THE WEEKENDS WITH THE LANDLORD.
- THE ELECTRIC WILL BE SEPARATELY METERED AND BILLED TO THE TENANT.
- INTERNET IS AVAILABLE AND TENANT SHALL CONTRACT WITH LOCAL INTERNET PROVIDER.
- PARKING IS AVAILABLE ON A FIRST COME FIRST SERVE BASIS.





# DRAPER LOFTS

## 2,000 SF - 350,000 SF FOR LEASE

### 28 DRAPER LANE CANTON, MASSACHUSETTS

DAN GARDNER | DAN@CASTLESCOM.COM | O: 781.591.3232 X700  
3 ALLIED DRIVE, SUITE #303 | DEDHAM, MA 02026 | 781.591.3232  
WWW.CASTLESCOMMERCIAL.COM

**28 DRAPER LANE - CANTON MA 02021  
DEMOGRAPHICS**

POPULATION - 5 MILE - 132,302

HOUSEHOLDS - 5 MILE - 50,964

MEDIAN HH INCOME - 5 MILE - \$89,984

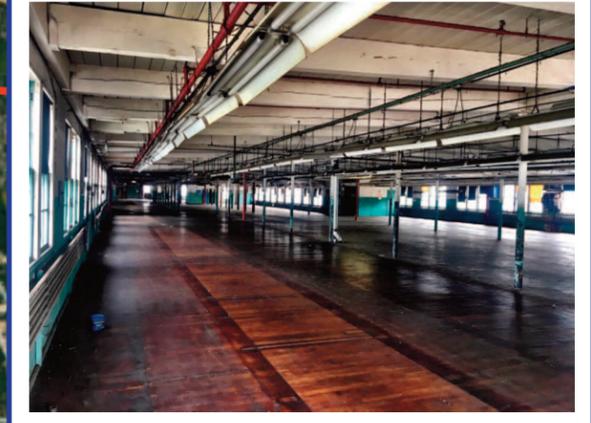
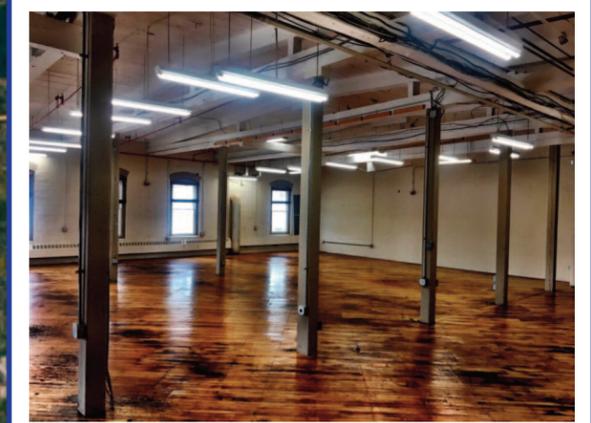
MEDIAN PER CAPITA INCOME IN CANTON:  
\$49,307

- LESS THAN A 1 MILE WALK TO CANTON JUNCTION COMMUTER RAIL
  - 24 MINUTES TO BACK BAY STATION
  - 29 MINUTES TO SOUTH STATION
- 45 MINUTE DRIVE TO BOSTON
- 40 MINUTE DRIVE TO LOGAN AIRPORT
- 7 MINUTE DRIVE TO WESTWOOD STATION
  - AMTRAK TO NYC - 3 HOURS
- I-95 EXIT 11 - 2.2 MILES TO DRAPER LOFTS



**LEGACY PLACE**

**HINGHAM**  
MED HOME PRICE  
\$715,500



**WESTWOOD STATION**

**SITE**  
28 DRAPER LANE

This marketing flyer has been prepared to provide summary, unverified information to prospective purchasers or tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Castles Unlimited, Inc. d/b/a Castles Commercial has not made any investigation, and makes no warranty or representation. The information in the marketing flyer has been obtained from sources deemed reliable; however Castles Commercial has not verified and will not verify any of the information contained herein or attached, nor has Castles Commercial conducted any investigation regarding the accuracy or completeness of the information provided. All potential buyers/tenant must take appropriate measure to verify all the information set forth herein and attached.