

BOSTON



FEATURES

- 24 acres off of Route 128
- 3 miles to MBTA
- 2,741,701 population (20-mile radius)
- \$106,041 per capita income (20-mile radius)



128

MILES TO:

Route 128	1.5 miles
Interstate 95	6 miles
Boston	12 miles

LOGAN EXPRESS



SOUTH SHORE PLAZA



175 CAMPANELLI DRIVE
BRAINTREE, MA

CAMPANELLI DRIVE

GRANITE STREET

AVAILABLE

BOSTON COMMERCE CENTER

±484,000 SF WAREHOUSE/MANUFACTURING SPACE

175 CAMPANELLI DRIVE

BRAINTREE, MA

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CBRE | New England

CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture



PROPERTY OVERVIEW

Boston Commerce Center, located at 175 Campanelli Drive in Braintree, is a first class warehouse/manufacturing facility situated on ± 24 acres within the Campanelli Industrial Park. Located 12 miles south of Boston, the site provides access to Boston's growing population as well as the intersections of Route 3, Interstate 93 and Route 128. Offering 484,000 square feet of warehouse space with 22' clear height, 59 loading docks and ample outside storage/parking area, the building can accommodate a wide range of users such as warehousing, manufacturing and R&D, among others.

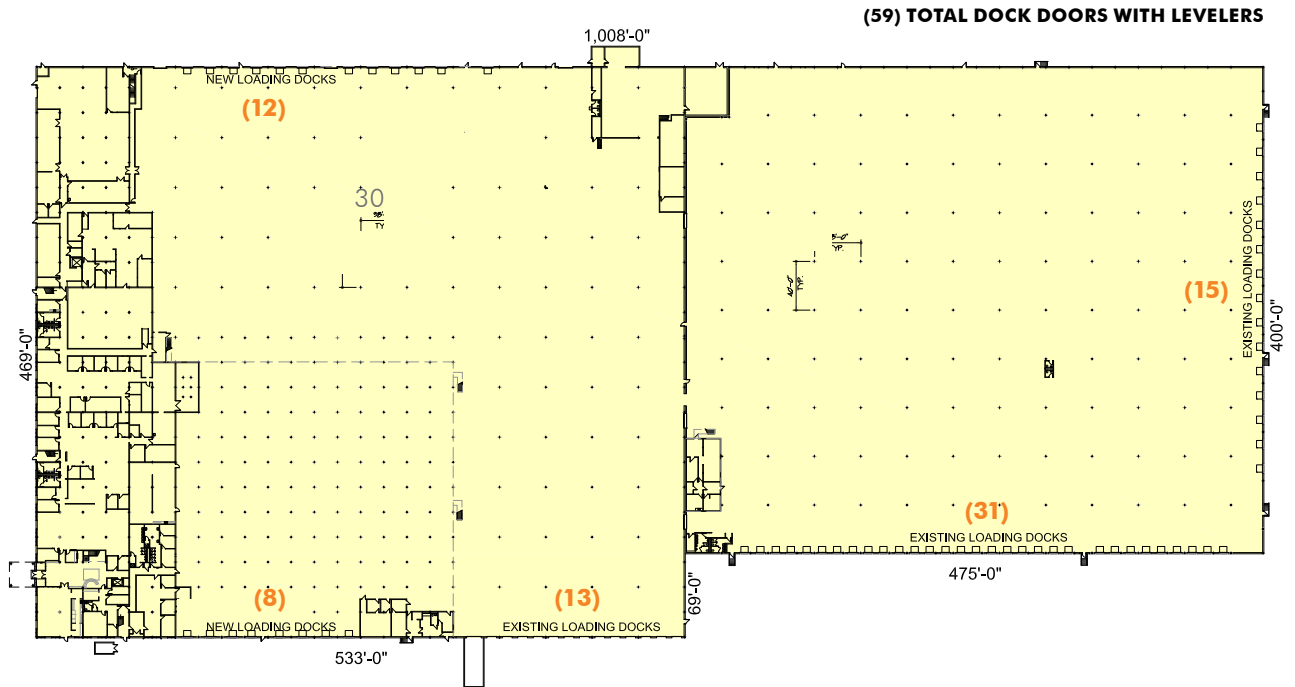


PROPERTY SPECIFICATIONS

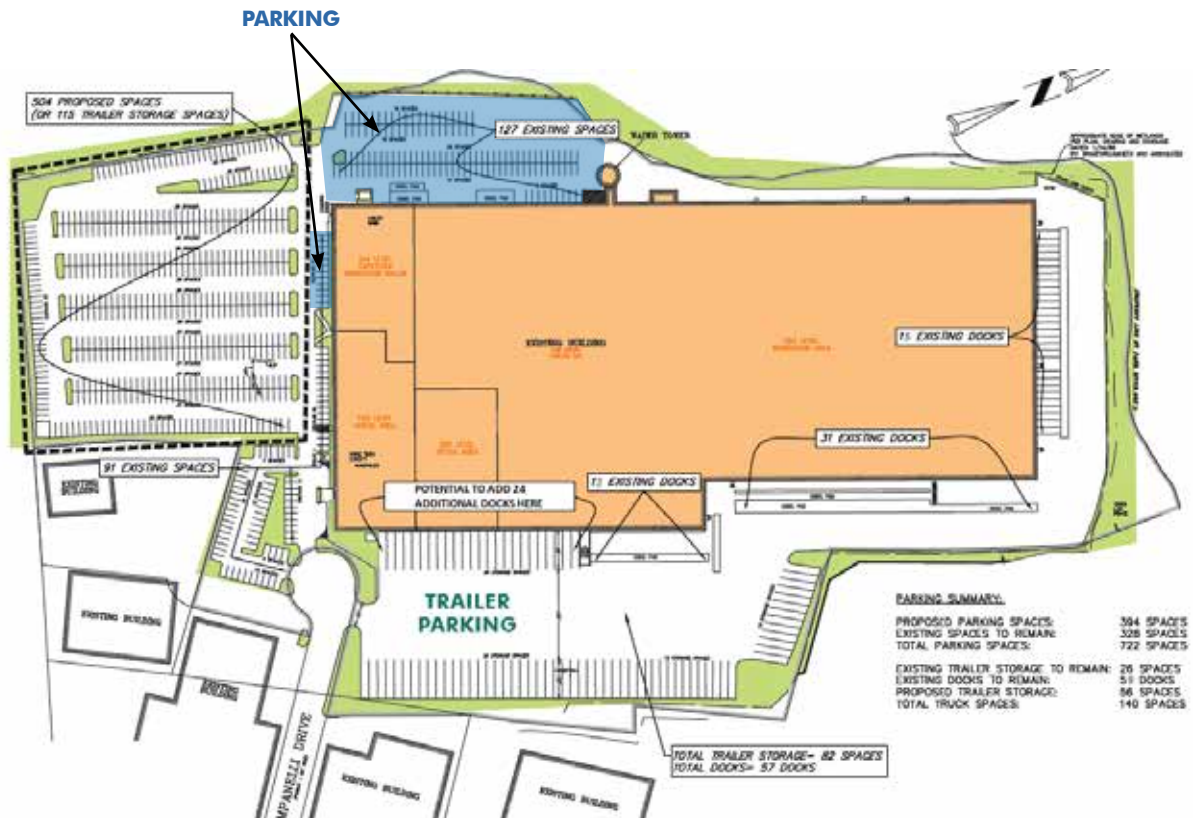
- + **Total Building SF:** $\pm 484,000$ SF
 - **Office:** $\pm 94,100$ SF
 - **Warehouse:** $\pm 389,900$ SF
- + **Available SF:** Up to 484,000 SF (expandable)
- + **Land Area:** ± 24 acres
- + **Clear Height:** 22'
- + **Bay Space:** 38' x 40'
- + **Loading:**
 - 59 dock doors with levelers (expandable)
 - Three drive-in doors (expandable per site plan)
- + **Roof:** Rubber membrane; replaced between 2007 and 2012
- + **Parking:**
 - **Existing Car Parking:** 218 spaces
 - **Existing Trailer Parking:** 82 spaces
 - Additional land can accommodate parking for up to 504 cars or 115 trailers
- + **Fire Protection:** Wet sprinkler system
- + **Power:** Two 1600A/480V, 3ph, 4w
- + **Heat:** Gas-fired unit heaters
- + **Est. Taxes:** \$0.95 PSF (FY2017 estimate)
- + **Utilities:**
 - **Gas:** Columbia Gas of Massachusetts
 - **Water/Sewer:** Town of Braintree
 - **Electric:** National Grid

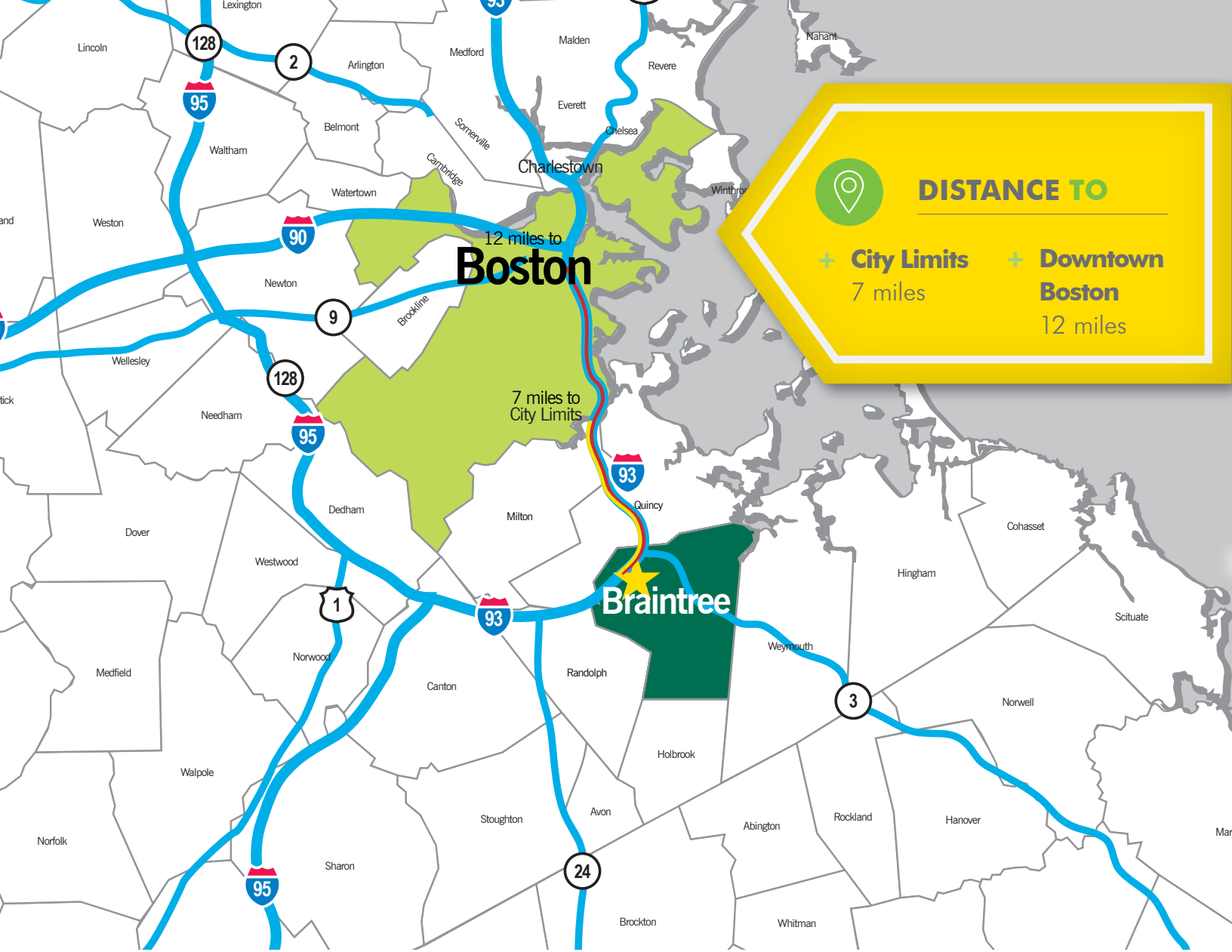


FLOOR PLAN



SITE PLAN





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