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WESTINGHOUSE PLAZA

BOSTON • MASSACHUSETTS



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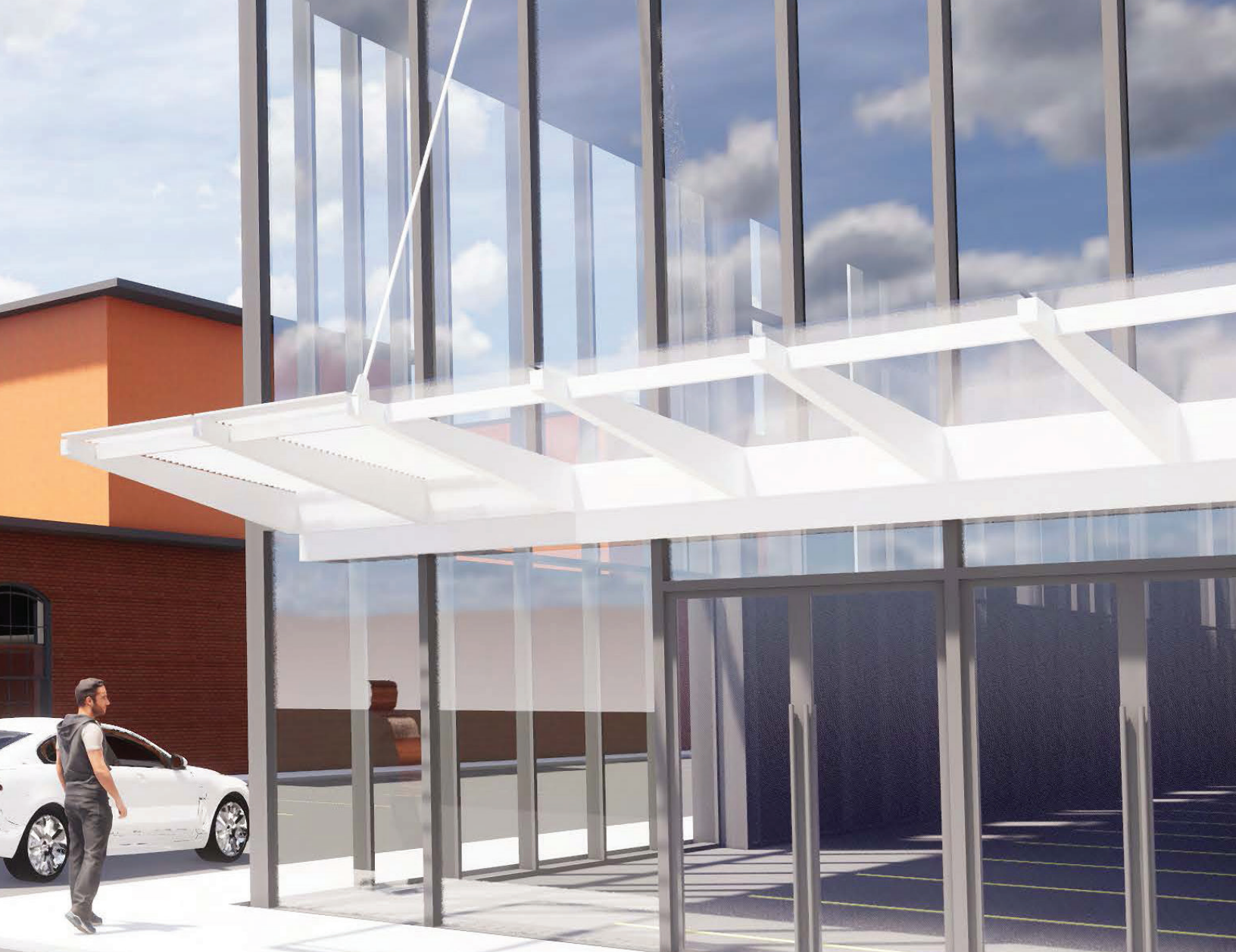
WESTINGHOUSE PLAZA

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HIGH-BAY WAREHOUSE / R&D / RECREATIONAL / CREATIVE OFFICE

20,000 SF - 125,000 SF



One Westinghouse Plaza is a two-building industrial complex consisting of +/- 125,000 SF and located in Boston, MA. The property is situated within the Howden-Sirocco Industrial Park and provides unique access to downtown Boston via the MBTA Commuter Rail at Readville Station. Existing physical specifications, including approximately 40' clear height and six (6) overhead cranes offering 2-5 ton capacity, offer the ability for tenants to reposition the buildings into a variety of different uses. In addition, a +/- 30,000 SF exclusive and secure yard area provides the opportunity for tenants to store outdoor material(s) and/or provide supplemental parking on site, while still promoting an increasingly coveted Boston address.

- Removal of all abandoned miscellaneous equipment (Completed)
- Electrical made safe throughout (Completed)
- Degrease, pressure wash of all interior walls
- Pressure wash and Zamboni of all warehouse floors
- New paint on all interior walls (white box) with all vertical columns painted yellow
- New lights throughout interior of both buildings
- Replacement & repair of all roll up doors/Tenant entries (As Necessary)
- New insulation and drywall installed throughout interior of premises.

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BUILDING A

TOTAL AREA	±60,000 SF
YEAR BUILT	1945
CEILING HEIGHT	16' and 29' clear under joist
LOADING	1 drive- in door (17'w x 19'h) 1 drive- in door (12'w x 11'h)
COLUMN SPACING	36' x 20' (typical)
LIGHTING	New T5 lighting throughout
HVAC	No current heating system (can be installed)
POWER	Heavy power available
CRANES	<ul style="list-style-type: none">• Three 5- ton cranes with 34' span and 22' under hook• Three 2- ton cranes with 34' span• One 10- ton crane

BUILDING B

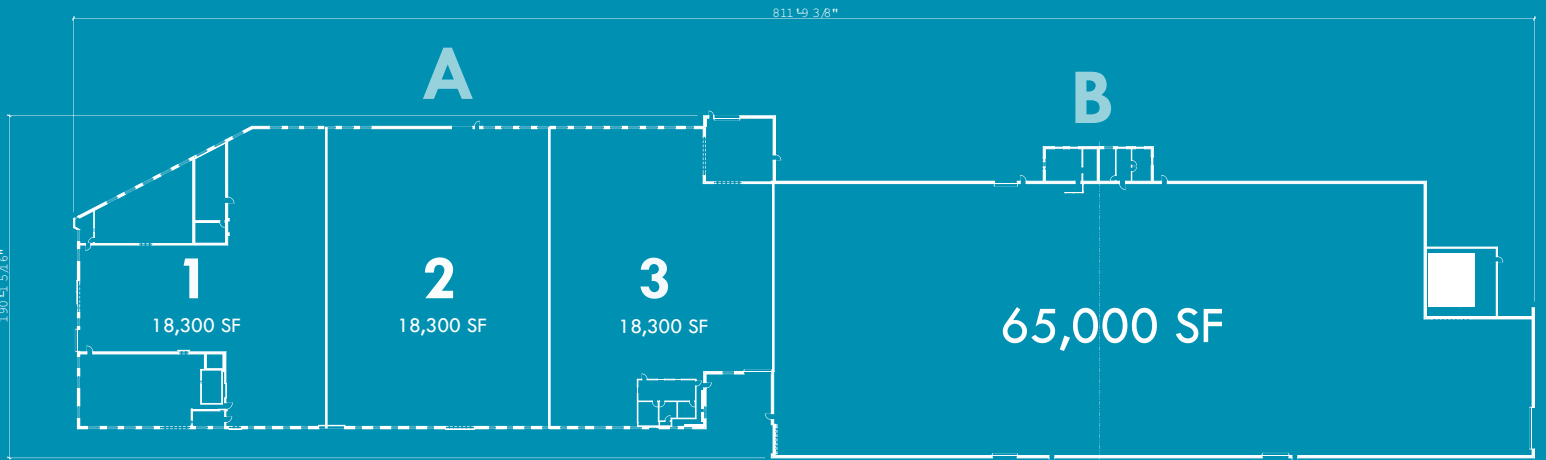
TOTAL AREA	± 65,000 SF
YEAR BUILT	1945
CLEAR HEIGHTS	39' clear under joist
LOADING DOCKS	Two drive-in doors (13'w x 18'h) One drive-in door (13'w x 14'h)
COLUMN SPACING	75' x 30' (typical)
LIGHTING	New T5 lighting throughout
POWER	800 amps @ 480 volts 800 amps @ 208 volts
CONSTRUCTION	Steel frame with brick and insulated metal panel
HVAC	No current heating system (can be installed)
CRANES	Two 10-ton cranes with ±75' span and 28' under hook



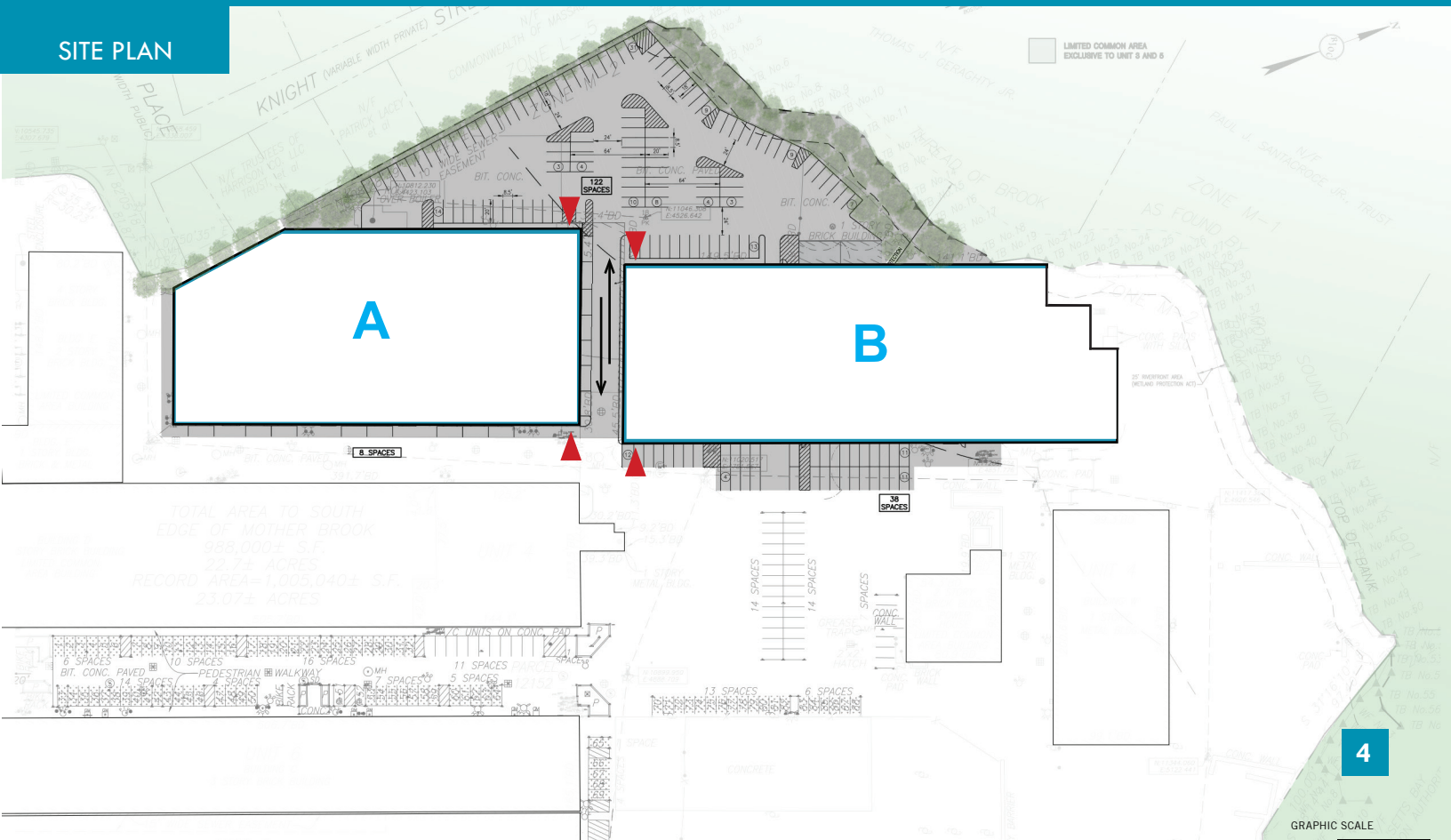
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FLOOR PLAN



SITE PLAN



LOCATION & ACCESS

LEGACY PLACE



EXIT 15

EXIT 14

1

128

UNIVERSITY STATION



ROUTE 128

NORWOOD MEMORIAL AIRPORT

95



T HYDE PARK

T

READVILLE

ACCESS

	Interstate 95	<8 Minutes
	Mass Pike	<20 Minutes
	Interstate 495	25 Minutes
	South Station	30 Minutes
	Login Airport	35 Minutes
	Back Bay Station	10 Minutes
	South Station	20 Minutes

DEMOGRAPHICS

	.5 Mile	1 Mile	3 Miles
Q4 2017 Employees	1,748	6,303	43,966
Total Population	4,641	18,548	127,311
Total Housing Units	1,747	7,118	49,470
Average Household Income	\$79,214	\$82,929	\$102,505
Median Household Income	\$64,496	\$63,375	\$74,244

EXIT 13

138

93

EXIT 12

TRANSIT-ORIENTED DEVELOPMENT

- Readville and Hyde Park MBTA Stations, offering unique access to downtown Boston via South Station (MBTA Red Line)
- Access to Franklin, Fairmount and Providence Commuter Rail Lines providing access to the MBTA Orange Line
- Routes 32 and 33 Bus Lines



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