

Colliers
INTERNATIONAL

Available
For Lease



60 SHAWMUT ROAD

CANTON | MASSACHUSETTS

Office / Flex / Warehouse Space Available

CANTON » 60 Shawmut Road

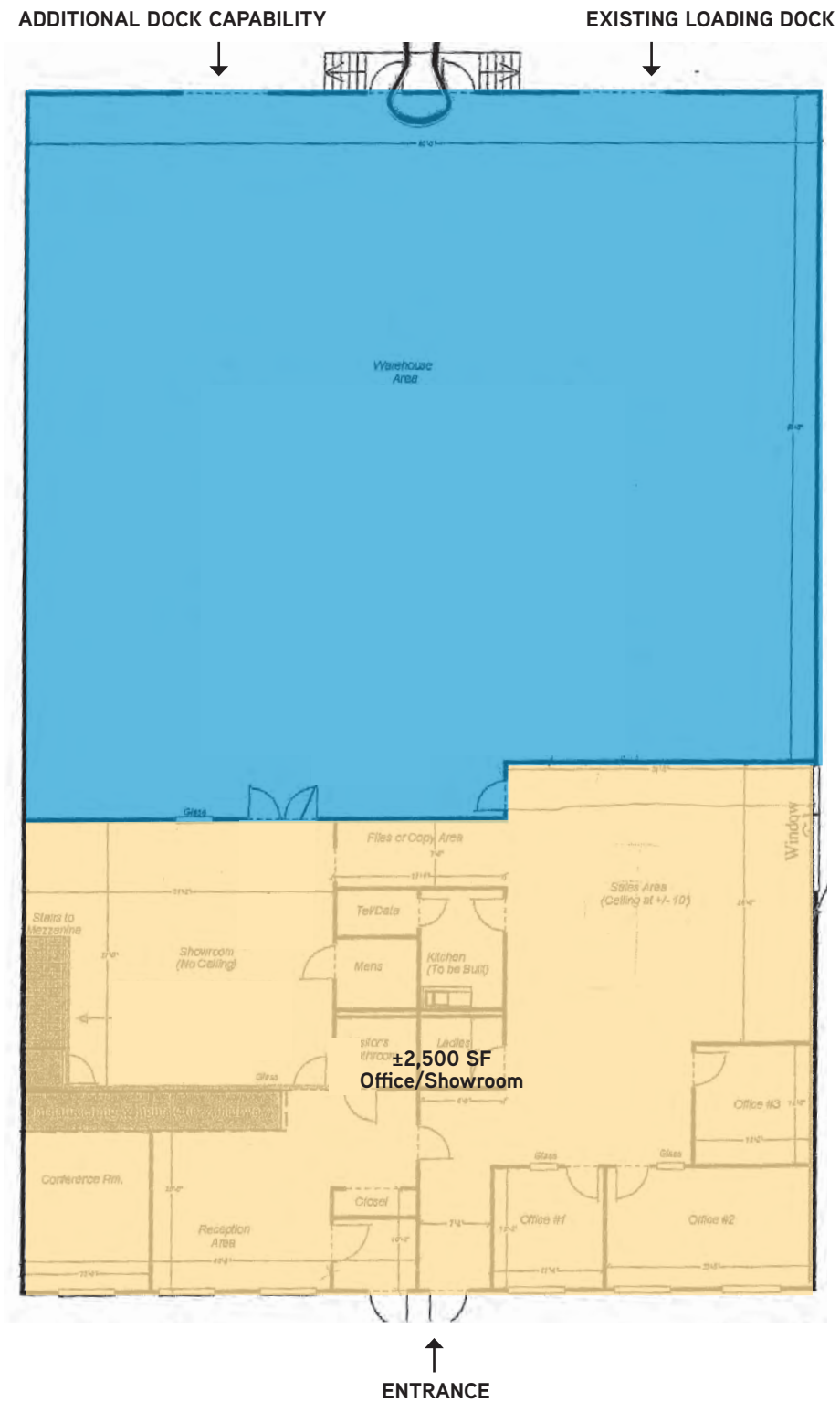
BUILDING SPECIFICATIONS

Total Building Area	±33,000 SF
Available Space	9,600 SF
Property Type	Office / Flex / Warehouse
Date Available	Immediately
Land Area	3.05 acres
Zoning	Limited Industrial
Loading	1 loading dock existing, additional can be added if necessary
Ceiling Height	19' clear in warehouse area
Air Conditioning	Office/Showroom area (±2,500 SF)
Sprinklers	Wet sprinkler system throughout
Power	500 amps, 120/208 volt
Lighting	Strip flourescent lighting
Roof	Rubber membrane
Parking	Approximately 3 per 1,000 SF
Utilities	Gas: Columbia Gas Electric: NStar Water/Sewer: Town of Canton Telecom: Comcast
R.E. Tax / CAM	\$2.13 PSF / \$1.51 PSF



For Lease » 9,600 SF Office / Flex / Warehouse

FLOOR PLAN



TRAVEL DISTANCES

- Immediate access to Interstate 95/Route 128
- 5 minutes to Interstate 93/128 and Providence
- 30 minutes to Boston
- 2 minutes to University Station
- 10 minutes to Legacy Place

128



ROUTE 128
STATION



UNIVERSITY STATION RETAIL

SOULCYCLE

Wegmans

WHOLE
FOODS
MARKET

UNI
QLO

L.L.Bean

TARGET

LIFETIME
FITNESS



De
Frisco's



JOE'S
THE AMERICAN CAFE

DUNKIN'
DONUTS



Panera
BREAD

Michaels

smashburger

EXISTING RAMP
WITH IMMEDIATE
ACCESS TO PARK

FUTURE I-95 NORTH
OFF-RAMP
(UNDER CONSTRUCTION)

INTERSTATE
95

60

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