

BOSTON BUSINESS PARK AT ROUTE 128

100 Meadow Road | Boston, MA



BOSTON BUSINESS PARK

■ ■ ■ ■ ■ AT ROUTE 128 ■ ■ ■ ■ ■

**Campanelli
Companies**

■ ■ ■ ■ ■
A Partnership
for Success **commonfund**

High-Bay Warehouse/Distribution Space
±894,000 SF Subdividable to ±50,000 SF
Available Immediately for Lease

NAI Hunneman

Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

contact information

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303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

BOSTON BUSINESS PARK AT ROUTE 128

High-Bay Warehouse/Distribution Space

SPECIFICATIONS:

Boston Business Park at Route 128

Total Square Feet:	±894,000
Zoning:	M1 in Boston and Light Manufacturing B in Dedham - both allowing a wide array of commercial uses
Parking:	487 car spaces 490 trailer spaces
Floor Thickness:	Six to eight inches thick
Utilities:	
Electric:	Co-generator plant (operated by Zapco) with NStar for additional needs. Three natural gas, 16-cylindar Caterpillars NStar
Natural Gas:	City of Boston & Town of Dedham
Sewer:	Verizon
Telecom:	City of Boston (Eight-inch feed)
Water:	City of Dedham (Eight-inch feed)

Building 100

Total Square Feet:	433,088 (Divisible to 100,000 SF)
Dry Storage:	400,000 SF
Office:	33,088 SF
Clear Height:	32'
Column Spacing:	40' x 40'
Building Depth:	500'
Loading:	92 9' x 10' tailboard docks with levelers with CSX rail access
Electric:	4,160 Volts with two distribution points; 277/480
Warehouse Lighting:	LV 400 - Sodium, 480 Volt
Sprinklers:	ESFR sprinklers throughout
HVAC:	Five Johnson Air rotation units in the warehouse and four rooftop Carrier units in the office

Building 200

Total Square Feet:	199,348 (Divisible to 50,000 SF)
Refrigerated Whse:	188,692 SF
Mezzanine Office:	10,656 SF
Clear Height:	25'
Column Spacing:	50%: 33' x 42' 50%: 35' x 42'
Building Depth:	467'
Loading:	50 tailboard docks with CSX rail access
Refrigeration:	Ammonia system with three screws and five reciprocating compressors: <ul style="list-style-type: none"> - Two (2) 20-degree screw compressors @ 151.8 tons - One (1) 40-degree screw compressor @236.9 tons - One (1) Mycom compressor - 91 tons, 40 degree side - One (1) Mycom compressor - 68 tons, 40 degree side - One (1) Mycom compressor - 57 tons, 20 degree side - One (1) Mycom compressor - 71 tons, 20 degree side - One (1) Mycom compressor - 106 tons, 20 degree side
Electric:	277/480 Volt, one point of distribution, double-ended
Warehouse Lighting:	Produce area: LV 400 - Sodium, 480 Volt; Dock area - Metal Halide, 277 Volt.
Sprinklers:	Dry sprinklers throughout

Miscellaneous Outbuildings

Total Square Feet:	32,000
Features:	Maintenance and truck-washing building, fuel storage island w/ two 10,000 gallon diesel tanks

Proposed Buildings

Building 300:	184,900 SF
Building 400:	75,000 SF



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100 MEADOW ROAD | BOSTON

±894,000 SF Available for Lease -

Subdividable to ±50,000 SF

SITE PLAN



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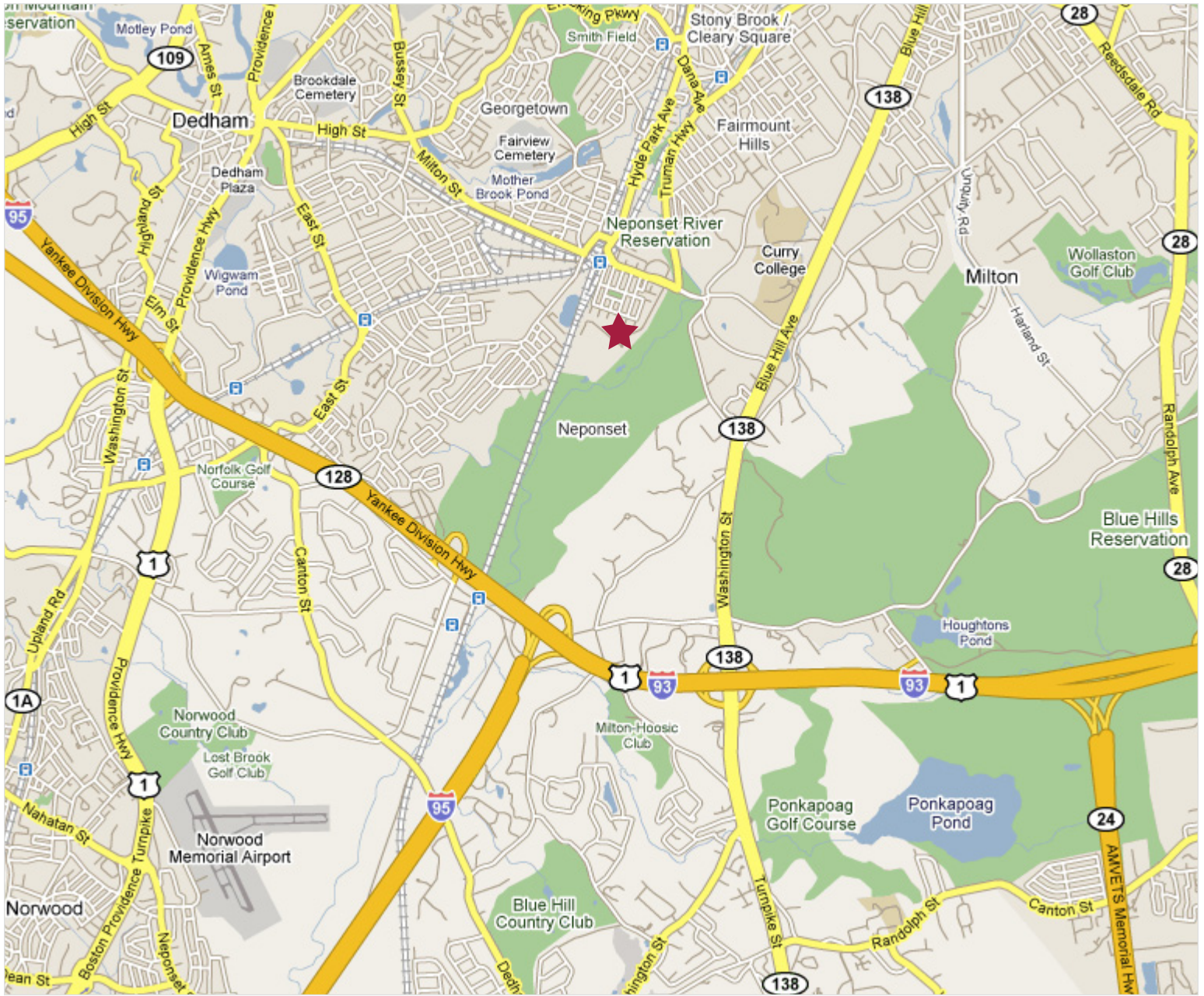
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