

# BOSTON BUSINESS PARK AT ROUTE 128

100 Meadow Road | Boston, MA



**BOSTON BUSINESS PARK**  
AT ROUTE 128



High-Bay Warehouse/Distribution Space  
±880,000 RSF Subdividable to ±30,000 RSF  
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

<b>Total Square Feet:</b>	±880,000
<b>Zoning:</b>	M1 in Boston and Light Manufacturing B in Dedham - both allowing a wide array of commercial uses
<b>Parking:</b>	487 car spaces 490 trailer spaces
<b>Floor Thickness:</b>	Approximately six inches, reinforced
<b>Utilities:</b>	
Electric:	Three natural gas, 16-cylindar Caterpillars
Natural Gas:	NStar
Sewer:	City of Boston & Town of Dedham
Telecom:	Verizon
Water:	City of Boston (Eight-inch feed) Town of Dedham (Eight-inch feed)

#### Building 100

<b>Total Square Feet:</b>	433,088 RSF (divisible to ± 30,000 RSF)
Available Space:	277,647 RSF
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	42' x 42'
<b>Warehouse Dimensions:</b>	800'x 500'
<b>Loading:</b>	92 tailboard docks with levelers bumpers & seals
<b>Rail Access:</b>	CSX Line
<b>Electric:</b>	4,160 volts with two distribution points of 277/480 volts each
<b>Warehouse Lighting:</b>	LV 400 - Sodium, 480 volt
<b>Sprinklers:</b>	ESFR sprinklers throughout
<b>HVAC:</b>	Five(5) Johnson gas fired Air rotation units in the warehouse and four rooftop Carrier units in the office

#### Building 200

<b>Total Square Feet:</b>	187,042 RSF (Divisible to 30,000 RSF)
Available:	158,979 RSF (Excluding Mezzanine)
<b>Clear Height:</b>	23'-24'
<b>Column Spacing:</b>	50%: 33' x 42' 50%: 35' x 42'
<b>Building Depth:</b>	467'
<b>Loading:</b>	50 tailboard docks with levelers, bumpers & seals
<b>Rail Access:</b>	CSX line with three (3) rail side doors and outside dock rail side loading - services five (5) rail cars
<b>Electric:</b>	1,600 amps, 480/277 volt
<b>Warehouse Lighting:</b>	Produce area: LV 400 - Sodium, 480 volt; Dock area - Metal Hallide, 277 volt.
<b>Sprinklers:</b>	40% Dry system & 60% wet system
<b>Heat:</b>	Heated by gas blowers

#### Proposed Buildings

##### Building 300

<b>Total Square Feet:</b>	184,900 RSF
<b>Column Spacing:</b>	50' x 50'
<b>Loading:</b>	30 truck dock positions

##### Building 400

<b>Total Square Feet:</b>	75,000 RSF
<b>Column Spacing:</b>	50' x 50'
<b>Loading:</b>	24 truck dock positions

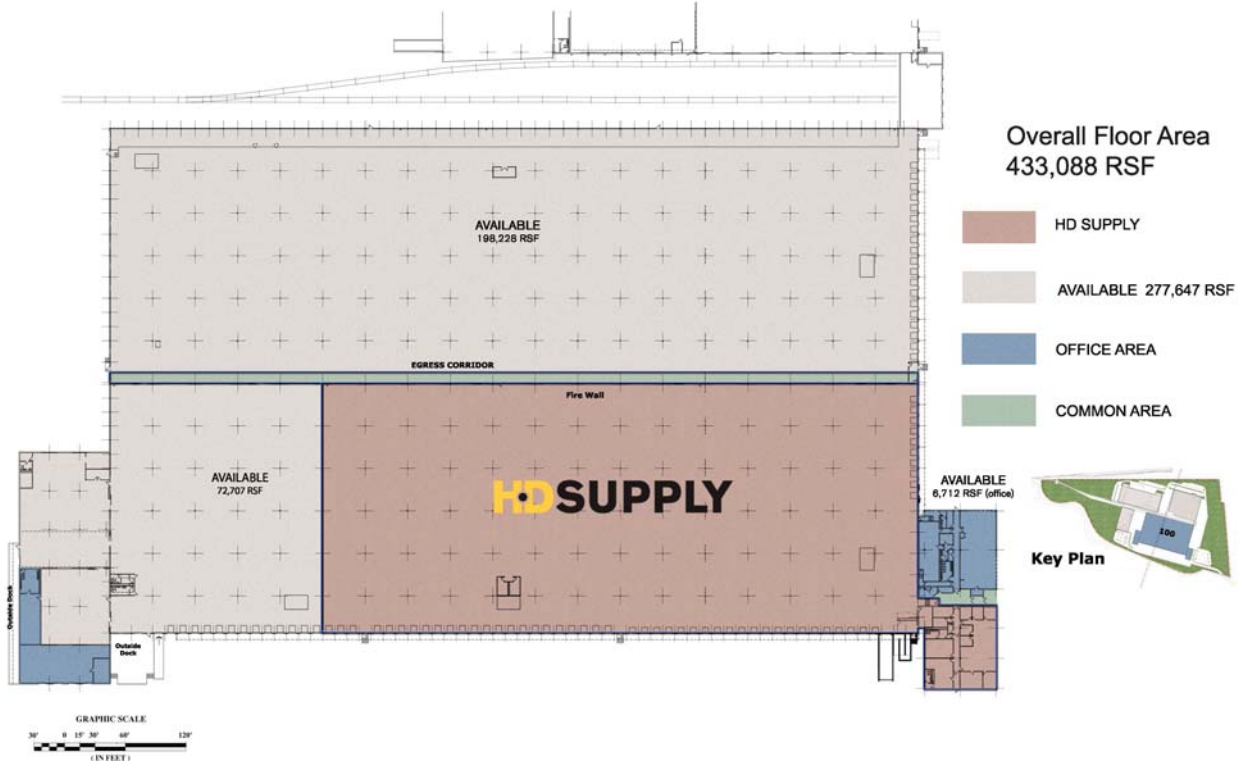


# 100 MEADOW ROAD | BOSTON

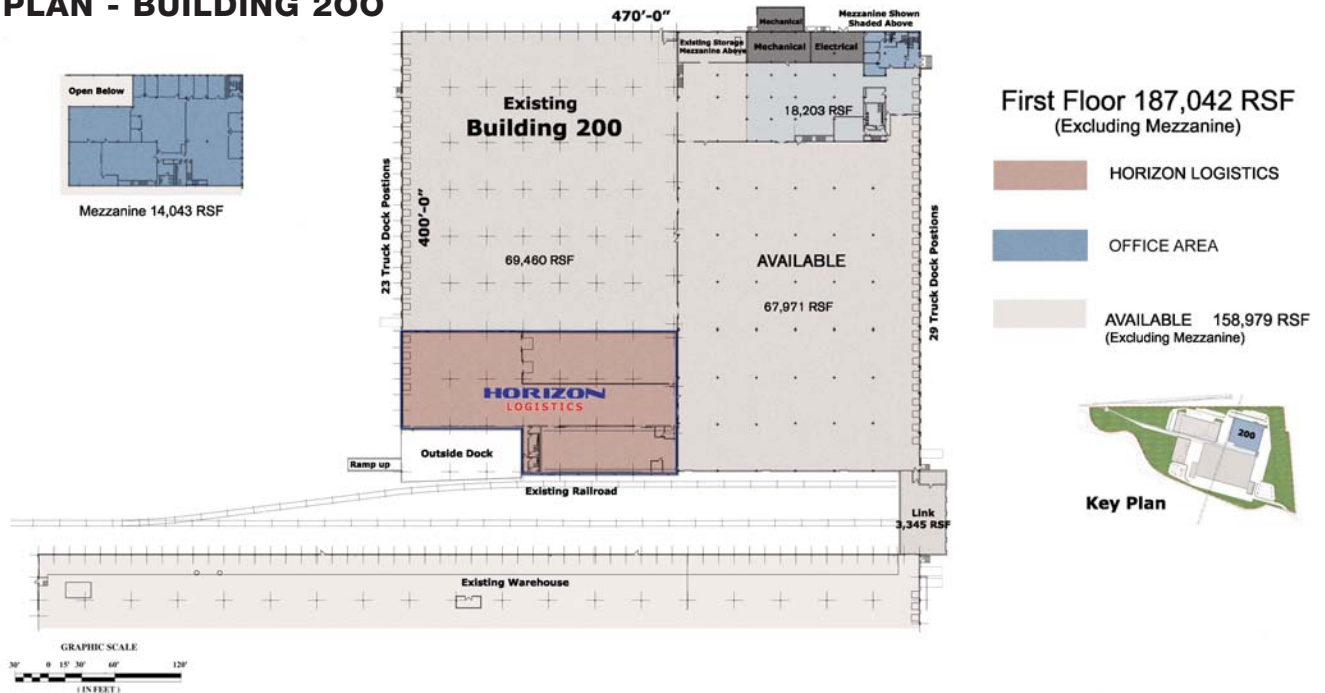
±880,000 RSF Available for Lease -

Subdividable to ±30,000 RSF

## FLOOR PLAN - BUILDING 100

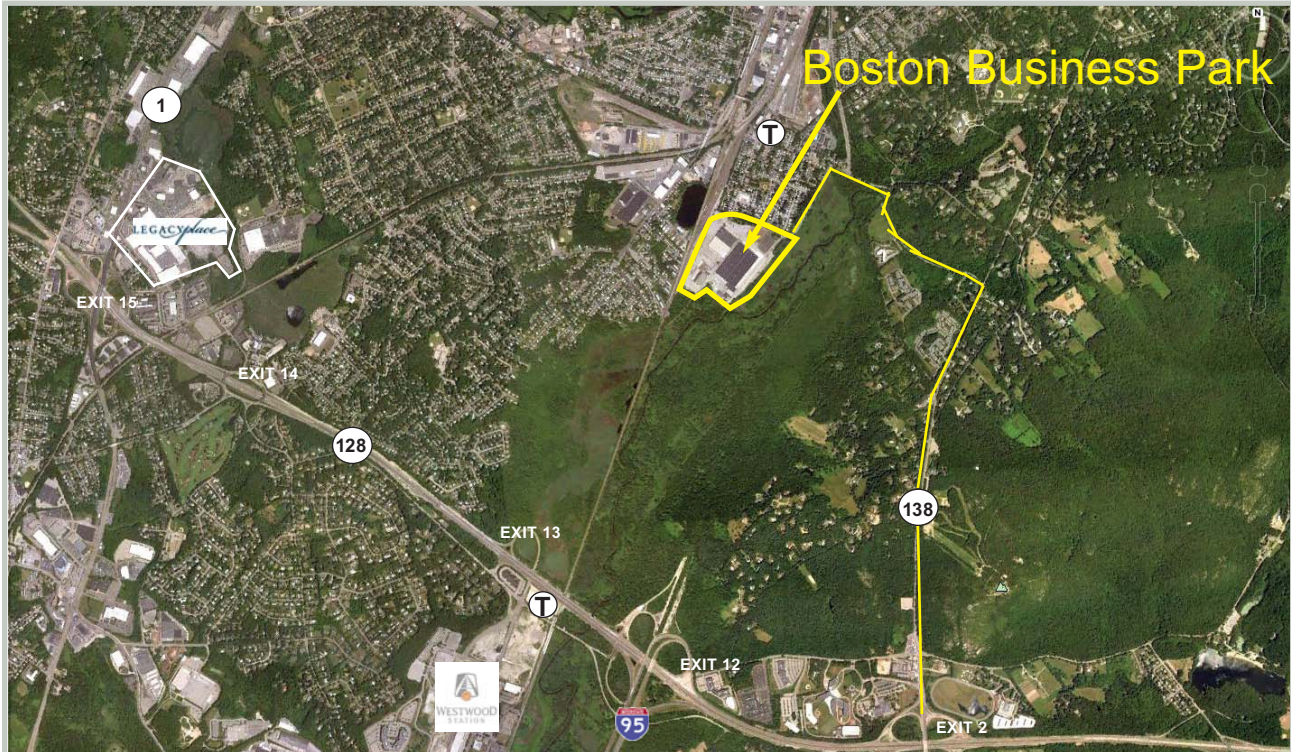
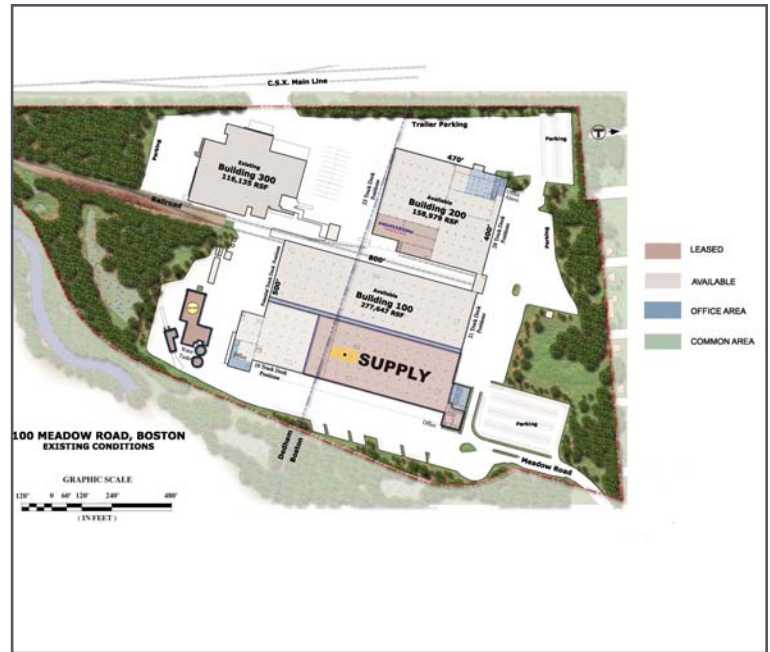
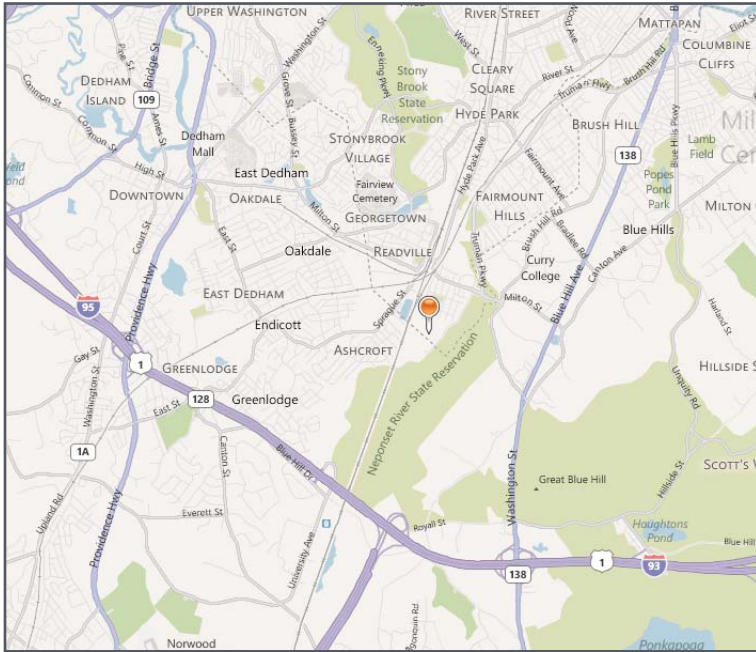


## FLOOR PLAN - BUILDING 200



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