

# 23

## CAPE ROAD

Mendon, Massachusetts

**±205,577 SF**

Brand New Construction  
Class A Warehouse Opportunity



**BLUEWATER**  
PROPERTY GROUP



# FOR LEASE

**I-495 Location with I-90 Proximity**  
Strategically positioned near the interchange of I-90/I-495, offering immediate access to the entire Greater Boston region

**Delivering Q3 2025**





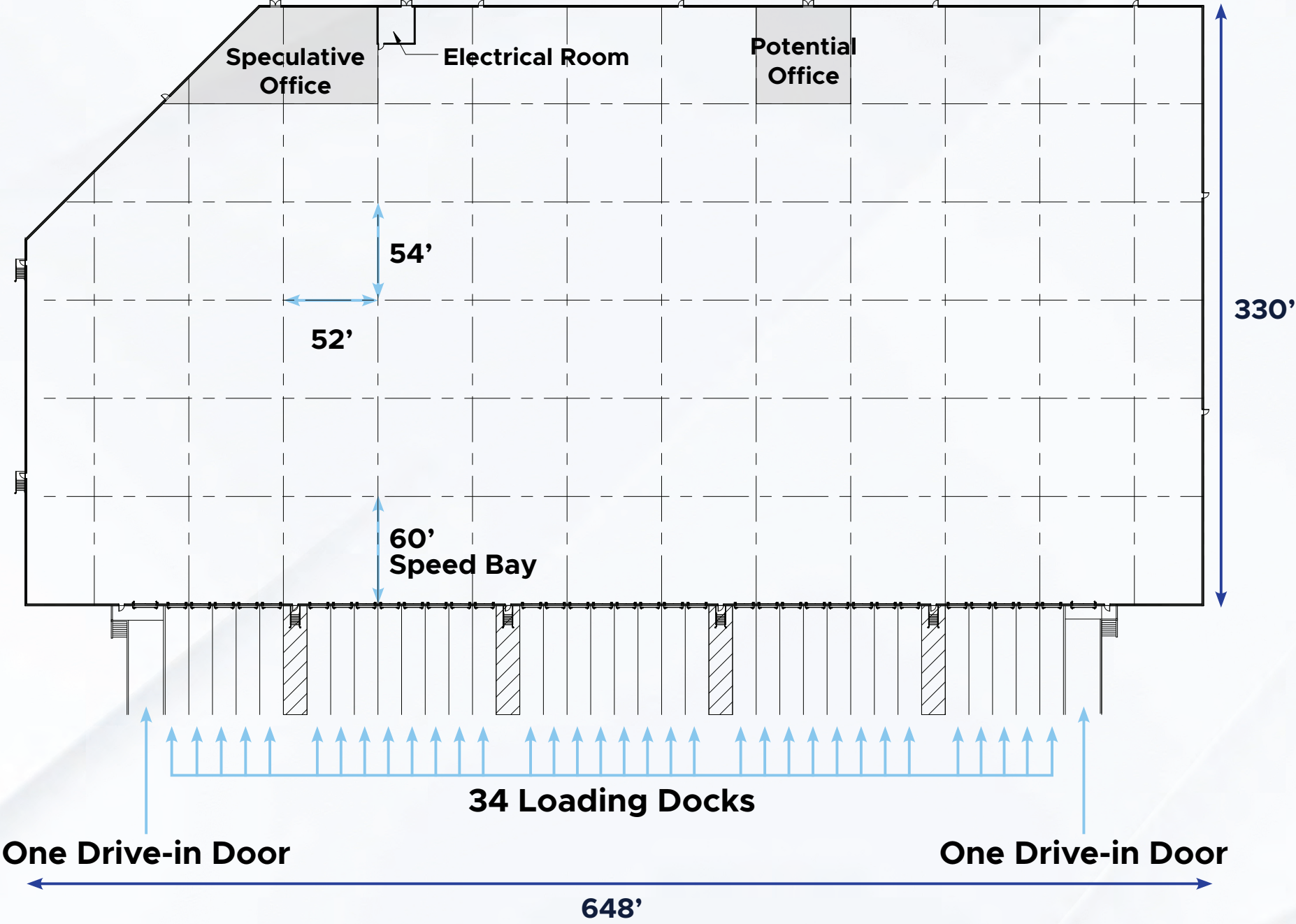
# BUILDING SPECIFICATIONS

<b>Building Size</b>	±205,577 SF
<b>Speculative Office</b>	±2,500 SF
<b>Building Dimensions</b>	330'D x 648'W
<b>Land Area</b>	±21.3 acres
<b>Clear Height</b>	32'
<b>Column Spacing</b>	54' x 52' (typical) with 60' speed bay
<b>Loading</b>	34 Dock-High Doors (9' W x 10' H) with lights, seals, bumpers & 40,000 LB mechanical levelers 2 Drive-In Doors (12' W x 14' H)
<b>Car Parking</b>	±1.0/1,000 SF (206 auto)
<b>Trailer Parking</b>	20 spaces
<b>Lighting</b>	25 FC @ 3' AFF included in shell spec
<b>Fire Protection</b>	ESFR
<b>Construction Type</b>	Pre-Cast Concrete Wall Panels
<b>Roof Type</b>	60 MIL TPO Membrane (20-Year Warranty)
<b>Floor Slab</b>	7"; 4,000 PSI
<b>Utilities</b>	Electrical: National Grid Water: Onsite well Sewer: Onsite septic

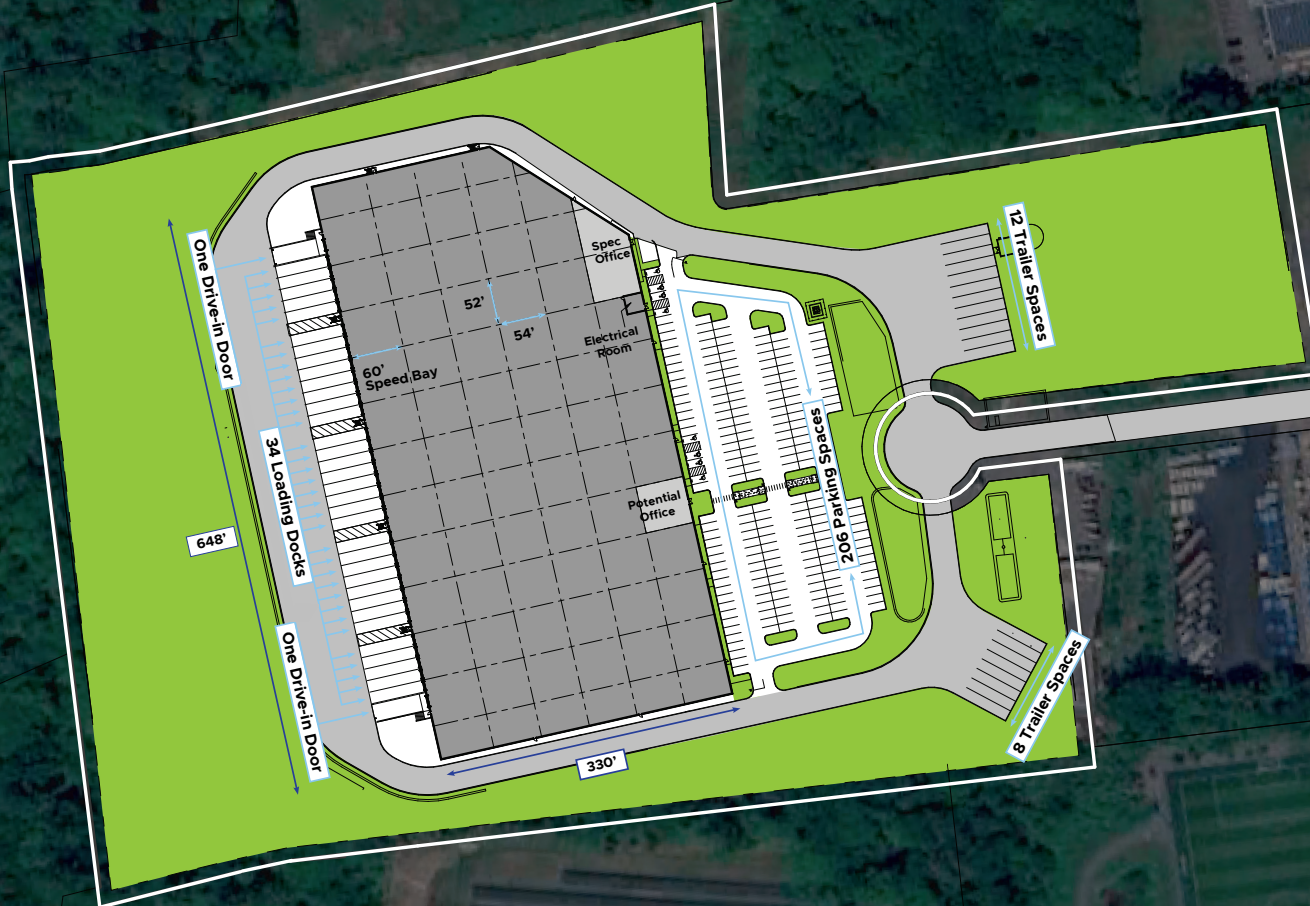




# FLOOR PLAN | ±205,577 SF



# SITE PLAN



Cape Road

## PROJECT SCHEDULE

COMPLETE

JUL 2024

DEC 2024

FEB 2025

APR 2025

JUL 2025

PERMITS

SITE WORK

WALLS

ROOF

READY FOR  
FIXTURING

SUBSTANTIAL  
COMPLETION



# AERIAL

**23**  
CAPE ROAD  
Mendon, Massachusetts

**Stallbrook Marketplace**

Walmart  
McDonald's  
MARKET BASKET  
MOE'S  
Staples

**Crossroads Shopping Center**

THE HOME DEPOT  
UNO PIZZERIA & GRILL  
OUTBACK STEAKHOUSE  
Party City  
PETSMART  
FLOOR DECOR & DUNKIN'

ULTA  
OLD NAVY  
chijis  
Michaels  
WHOLE FOODS MARKET  
REGAL CINEMAS

MAPLEGATE  
COUNTRY CLUB

**Amenities within 5 miles**

- 173 Restaurants
- 23 Fitness/health centers
- 306 Retail locations
- 8 Hotels



## Drive Times

I-495	7 Minutes	2.5 Miles
I-95	20 Minutes	15 Miles
I-90	20 Minutes	15 Miles

## Key Distances

Providence	35 Minutes	21 Miles
Worcester	40 Minutes	26 Miles
Downtown Boston	50 Minutes	45 Miles



**FOR LEASE**  
**±205,577 SF**

## CONTACTS

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