



85 John Road

Canton, MA

FOR LEASE

±29,638 SF

Flex/R&D/Industrial Space



40' x 40'

Column Spacing



22'3"

Clear Height



**Excellent Visibility
& Highway Access**

CBRE



**BERKELEY
PARTNERS**

Property Description

CBRE is pleased to present the availability of a $\pm 29,638$ SF suite at 85 John Road in Canton. This R&D/flex facility offers great visibility, excellent highway access, and is well equipped for a variety of users. Sitting on roughly 10 acres of land, the building boasts a favorable ± 3.53 /1,000 SF parking ratio.

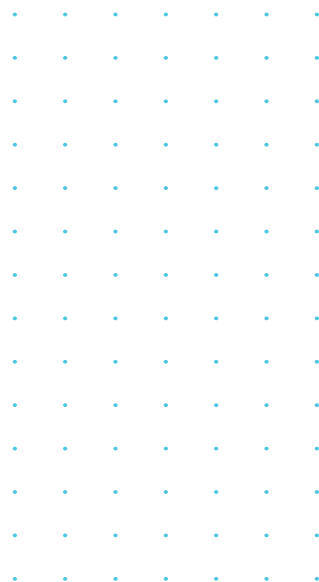
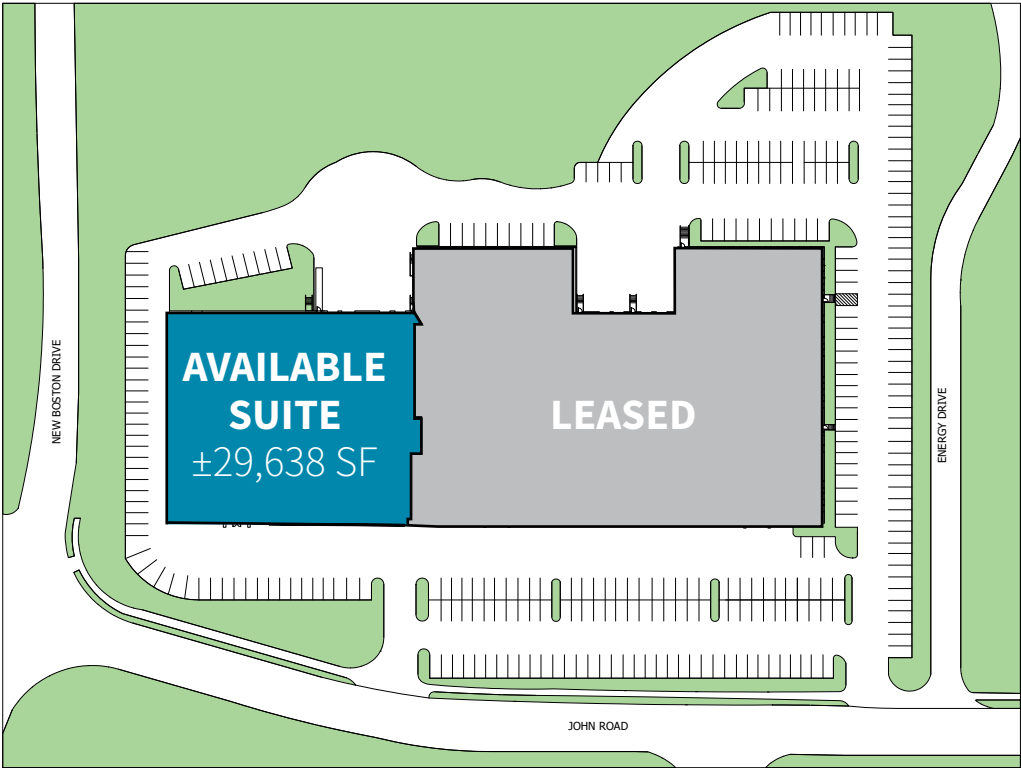
Property Specifications

- **Total Building Size:** $\pm 91,272$ SF
- **Available Space:** $\pm 29,638$ SF
 - **Office SF:** $\pm 14,288$ SF
- **Land Area:** ± 10.00 acres
- **Year Built:** 1999
- **Clear Height:** 22'3"
- **Loading:** Four (4) Tailboard Loading Docks;
One (1) Ramped Drive-In Door
- **Parking:** ± 3.53 /1,000 SF (322 Auto Spaces)
- **Sprinkler:** Wet system
- **Column Spacing:** 40' x 40'
- **Power:** 800A; 277/480V; 3ph (power to suite)
- **Roof:** Centimark TPO single-ply membrane (installed 2015)
- **Utilities:**
 - Electric: Eversource
 - Gas: Eversource
 - Water/Sewer: Town of Canton



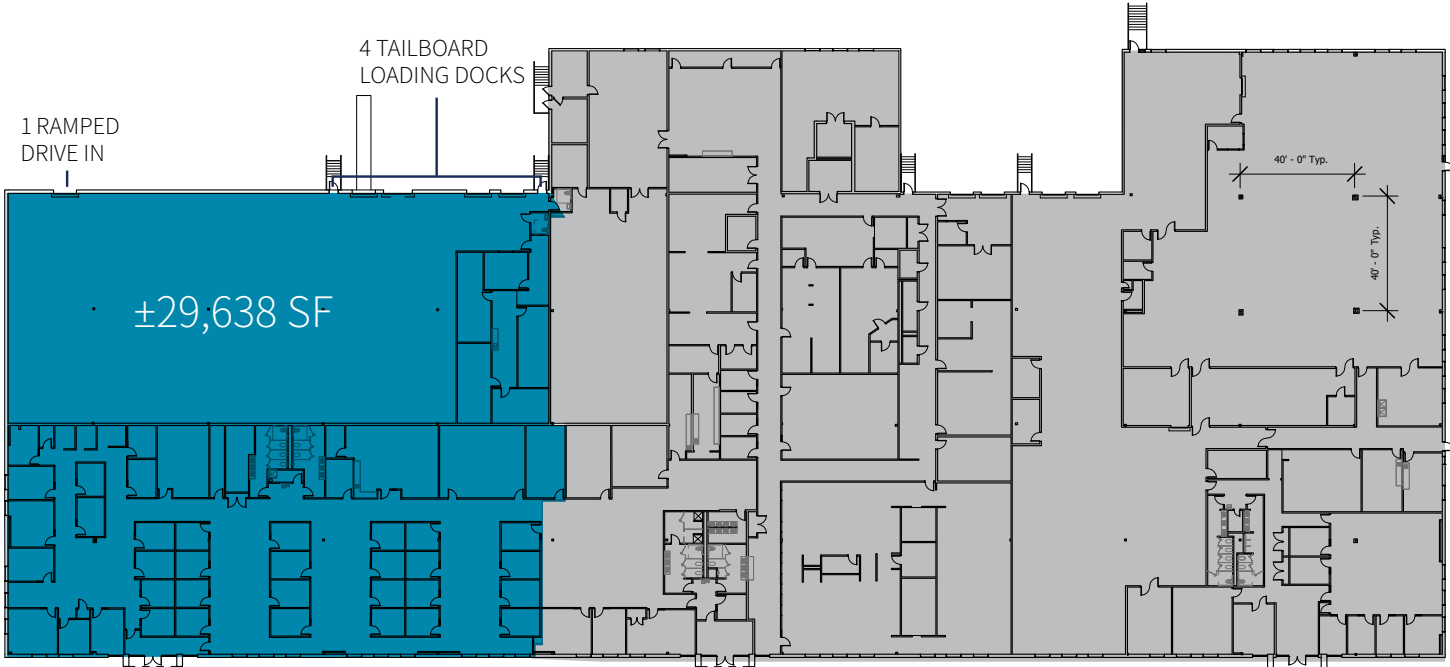
Site Plan

±29,638 SF

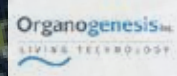


- AVAILABLE
- LEASED

Floor Plan



Corporate Neighbors



85 John Road



±29,638 SF Flex/R&D/Industrial Space Available

85 John Road

Canton, MA

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CBRE

BERKELEY PARTNERS

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