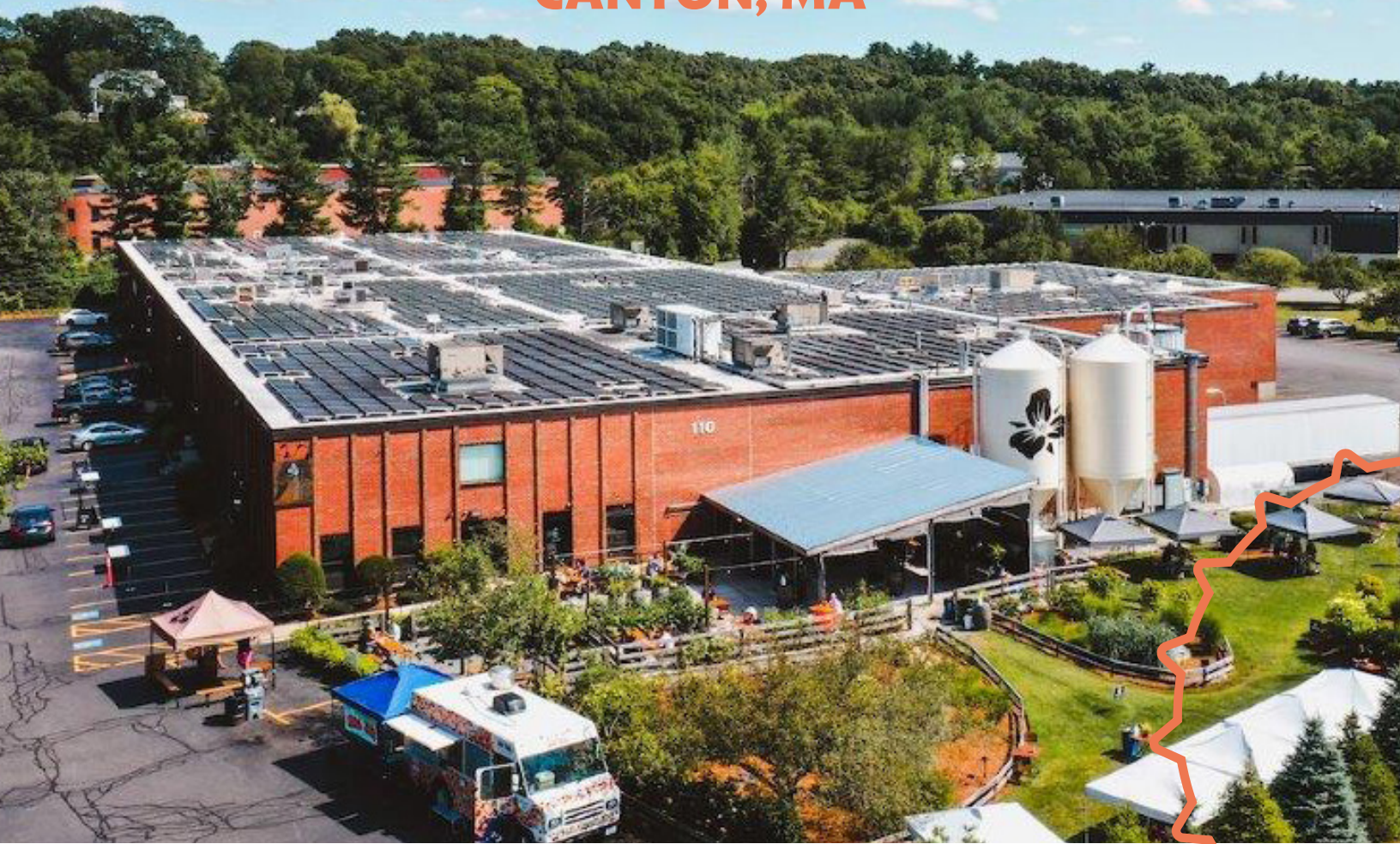


110

SHAWMUT ROAD

CANTON, MA



±15,814 SF

TURNKEY BREWERY & TAPROOM OPPORTUNITY

Incredible opportunity to take occupancy of a fully functional operating brewery with a wide-range of production capabilities.

For Sublease

CBRE

BUILDING SPECIFICATIONS

- Building Size: $\pm 70,350$ SF
- Land Area: ± 5.30 acres
- Clear Height: 21'
- Column Spacing: 36' x 36'
- Year Built/Renovated: 1985/2000
- Parking: $\pm 0.71/1,000$ SF (54 spaces)
- Power: 800A, 4w, 3ph
- Zoning: Light Industrial
- Foundation: Concrete slab on grade
- Façade: Brick veneer & plasters
- Roof: Flat EDPM rubber membrane roof
- Structure: Steel
- Sprinkler: 100% Wet System
- Utilities
 - Electric: Eversource
 - Gas: Eversource
 - Water/Sewer: Town of Canton

SUITE SPECIFICATIONS

- Available Space: $\pm 15,814$ SF
 - Outdoor Patio: $\pm 1,000$ SF
- Sublease Term: Through May 13, 2025
- Loading: Five (5) Loading Docks
- Parking: 65 auto spaces (7 reserved)



1,000 SF

Outdoor Patio



220-PATRON

Taproom Occupancy



LAWN EXPANSION

For Special Events



Brewing & Cellar Capacity

- 25,000+ annual barrels
- 3 vessel high gravity 30bbl DME brewhouse
- Seventeen (17) fermentation tanks totaling 1,600+ bbls of capacity
- Four (4) 90 bbl brite tanks
- Eight (8) 30 bbl lagering tanks
- Seven (7) Foeders 250 bbls of cellar capacity
- 45 bbl coolship



Packaging

- 120 cpm Leibinger canning line (16oz) with Lubeca seamer
- 75 bpm Leibinger bottling line
- PakTech Applicator and Switchback Tray Packer



Grain Processing & Warehousing

- Two (2) 80,000 lb capacity grain silos with automated grain handling
- Two (2) large warehouses for raw materials storage (including racking)
- Three (3) cold storage rooms
- 600 bbl dedicated barrel aging storage



Quality Assurance & Processing

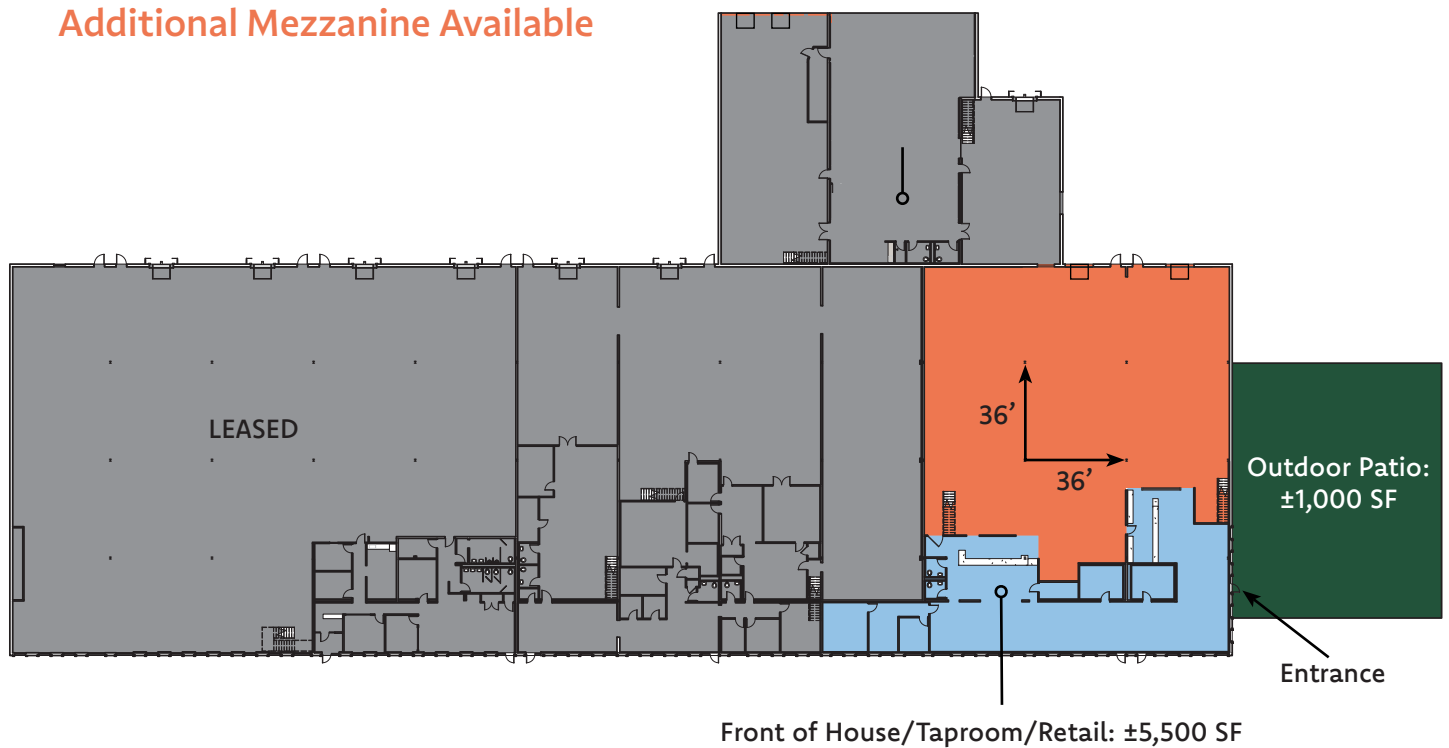
- GEA Centrifuge
- Flottweg Decanter Centrifuge
- Good Nature Flash Pasteurizer
- Earthly Labs CO2 recapture
- Fully outfitted QA/QC lab
- Sensory room



FLOOR PLAN

±15,814 SF

Additional Mezzanine Available

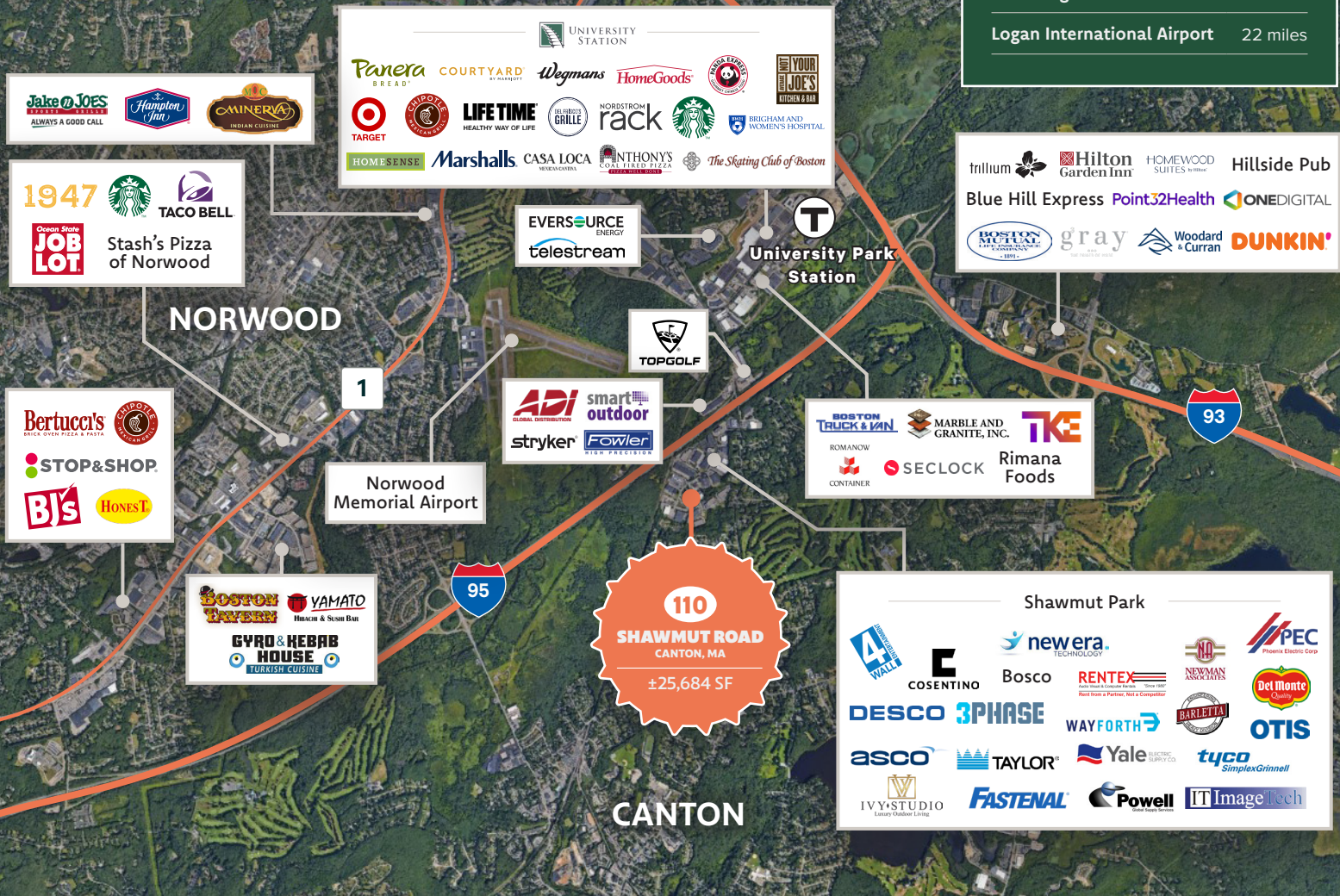


CORPORATE NEIGHBORS & AMENITIES

HYDE PARK

Distances To:

Interstate 93	2.4 miles
I-90 (Mass Pike)	13 miles
Boston	16 miles
Cambridge	20 miles
Logan International Airport	22 miles



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