

**139**  
**CAMPANELLI DRIVE**



Morgan Stanley



139 CAMPANELLI DRIVE  
UXBRIDGE, MA

**450,800 SF BEST-IN-CLASS NEW WAREHOUSE**

**36' Clear | 4,000 Amps | 247 Trailer Drops | Crossdock Configuration**

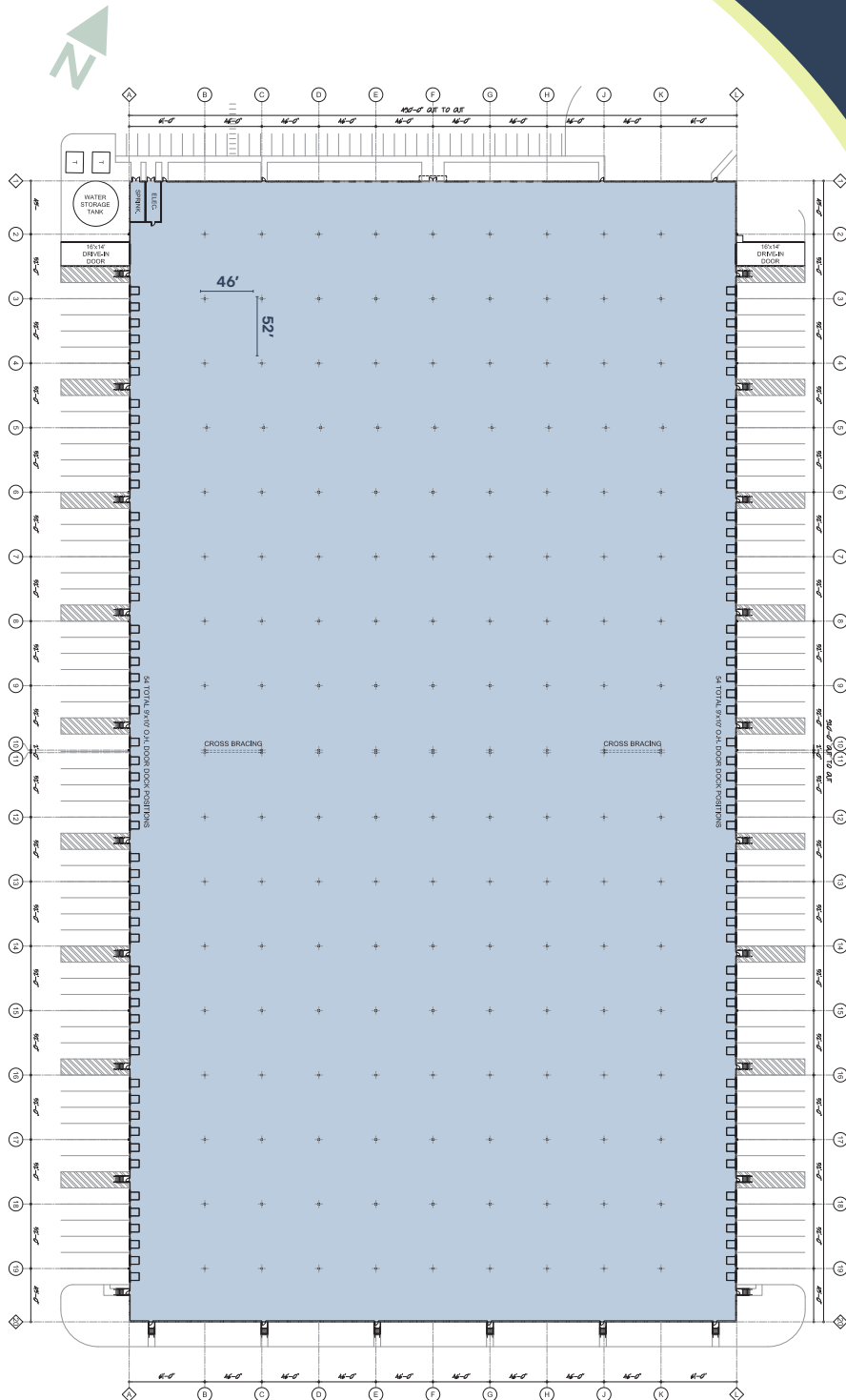


# SITE PLAN



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# BUILDING SPECIFICATIONS



**BUILDING SIZE** 450,800 SF

**LAND** 64.21 acres

**CLEAR HEIGHT** 36'

**BUILDING DIMENSIONS** 490' depth x 920' width

**COLUMN SPACING** 52' x 46' (typical) with 60' speed bay

**WAREHOUSE FLOOR** 7" thick reinforced concrete at 4000psi with #3 bars at 16" o.c.e.w. with Ashford sealer / hardener, FF-35 / FL-30

**DOCK DOORS** 108 docks with 10'h x 9'w insulated doors, all with vision glass, light/fan, and 30,000 lb. mechanical levelers

**DRIVE-IN DOORS** two at 16'h x 14'w motor operated insulated doors

**DOCK APRON** 55' concrete dock apron

**TRAILER STORAGE** 247 spaces with a 10' wide concrete dolly pad, including 5.2 acres paved ancillary lot with 137 spaces

**AUTO PARKING** 309 spaces (8 designated for handicap use)

**POWER** 4,000 amp, 3 phase - 277/480 volts

**HEATING** nine AbsolutAire AA4 direct gas fired heating and ventilating units; roof mounted

**CONSTRUCTION** tilt-up concrete with joist, girders, & H-columns

**ROOF** 60 mil white TPO, R30, with warranty through Feb 2043

**WINDOWS** anodized aluminum framed storefront / curtain wall

**FIRE PROTECTION** ESRF system with K22 heads at min 40psi with a 250gpm hose allowance

**UTILITIES**  
 water: town of Uxbridge  
 sewer: town of Uxbridge  
 gas: Eversource  
 electric: National Grid





**Springfield**  
1 hr. 7 min.  
63 mi.

Worcester  
Regional Airport  
21 mi.

**Worcester**  
25 min.  
17 mi.

**Boston**  
59 min.  
56 mi.

Boston Logan  
International Airport  
57 mi.

**MASSACHUSETTS**  
**CONNECTICUT**

**Hartford**  
1 hr. 15 min.  
72 mi.

Bradley  
International Airport  
57 mi.

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**Providence**  
31 min.  
24 mi.

T.F. Green  
Airport  
33 mi.

**RHODE ISLAND**

Demographics	20 Miles	30 Miles
Population	996,587	2,389,427
Total Employees	503,249	1,250,351
Median Household Income	\$79,713	\$80,354

**FOR MORE INFORMATION, CONTACT:**

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