

# The Premier Infill Master Planned Industrial Park

50 Industrial Drive, Boston

READVILLE  
YARD



±40,005 Available



**CBRE**

INTERCONTINENTAL

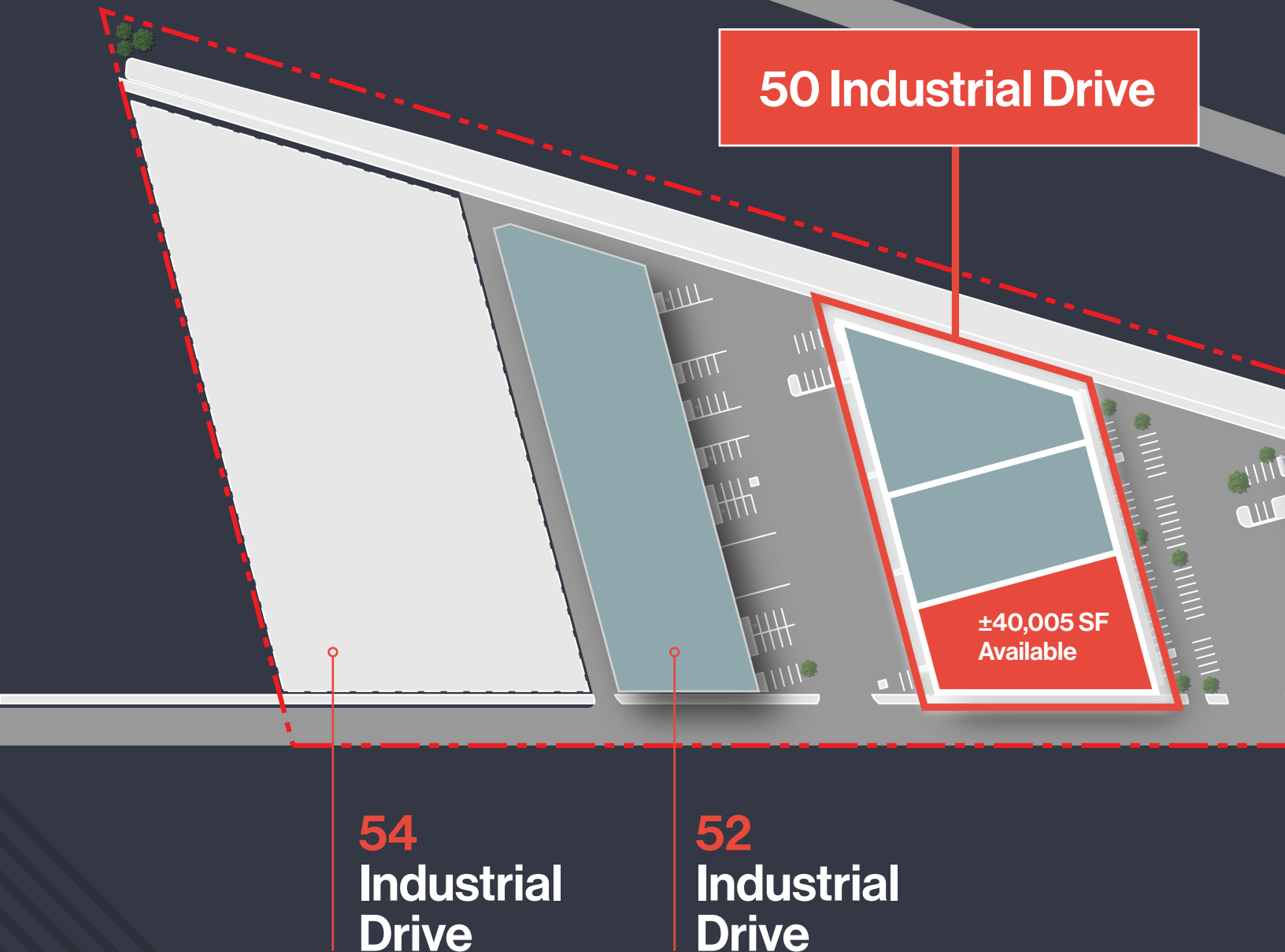
# Park Site Plan

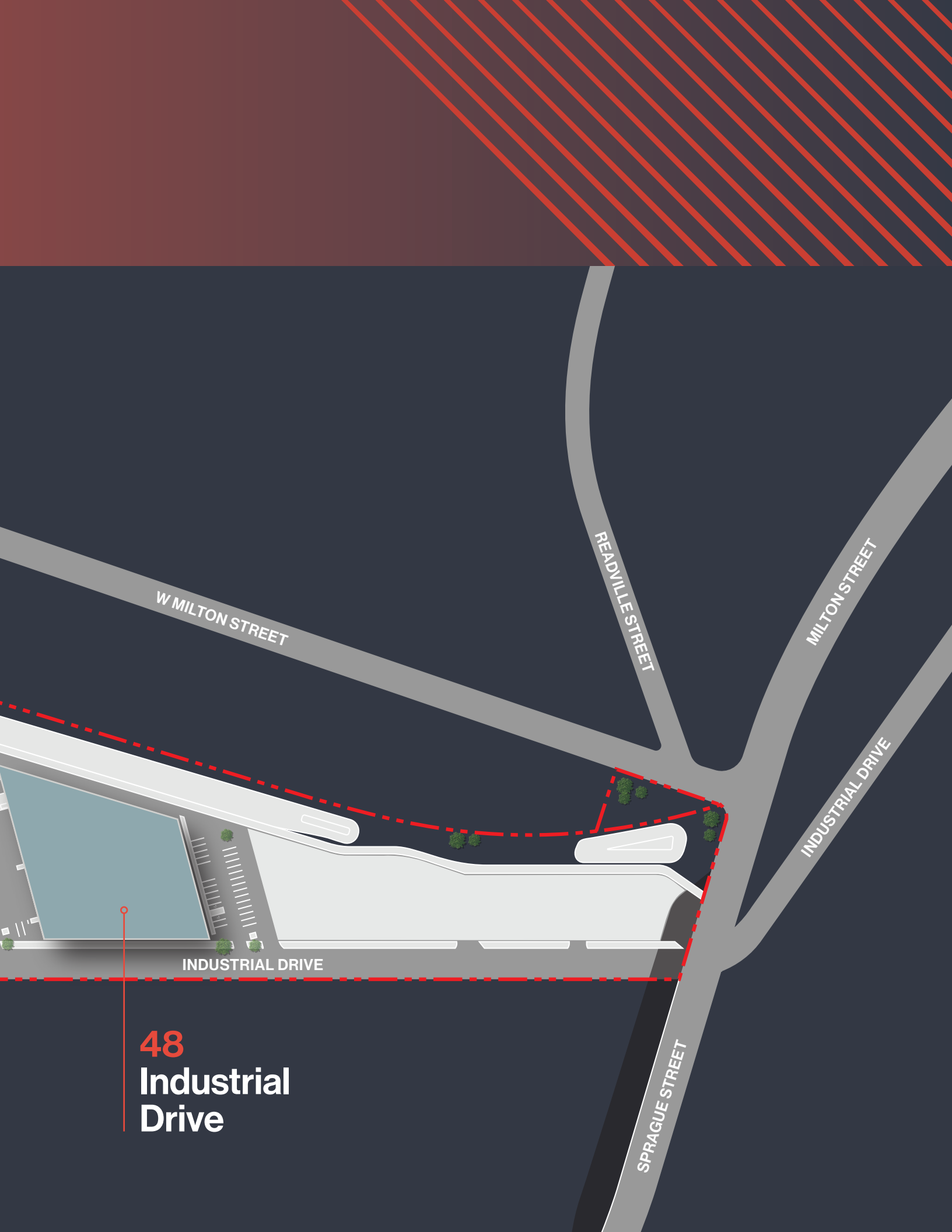
50 Industrial Drive

±40,005 SF  
Available

54  
Industrial  
Drive

52  
Industrial  
Drive





**48**  
**Industrial  
Drive**

# Building Specifications

**50 Industrial Drive | ±40,008 SF Available**

## **TOTAL BUILDING AREA**

±78,700 SF

## **AVAILABLE**

**Warehouse:** ±36,132 SF

**Office:** ±3,873 SF

## **BUILDING DIMENSIONS**

220' x 395'

## **LAND AREA**

±20.83 Acres

## **CLEAR HEIGHT**

28'-29' ; 34' to the deck

## **COLUMN SPACING**

±41'5" x 44'5"

## **LOADING DOCKS**

Six (6) tailboard docks

Expandable to nine (9) tailboard docks

## **LIGHTING**

LED

## **POWER**

700 amps, 480V, 3 phase  
(power to suite)

## **SPRINKLERS**

High density, high pile storage/  
ESFR

## **PARKING**

±1.00/1,000 SF parking ratio

## **UTILITIES**

**WATER & SEWER:** City of Boston

**ELECTRIC:** Eversource

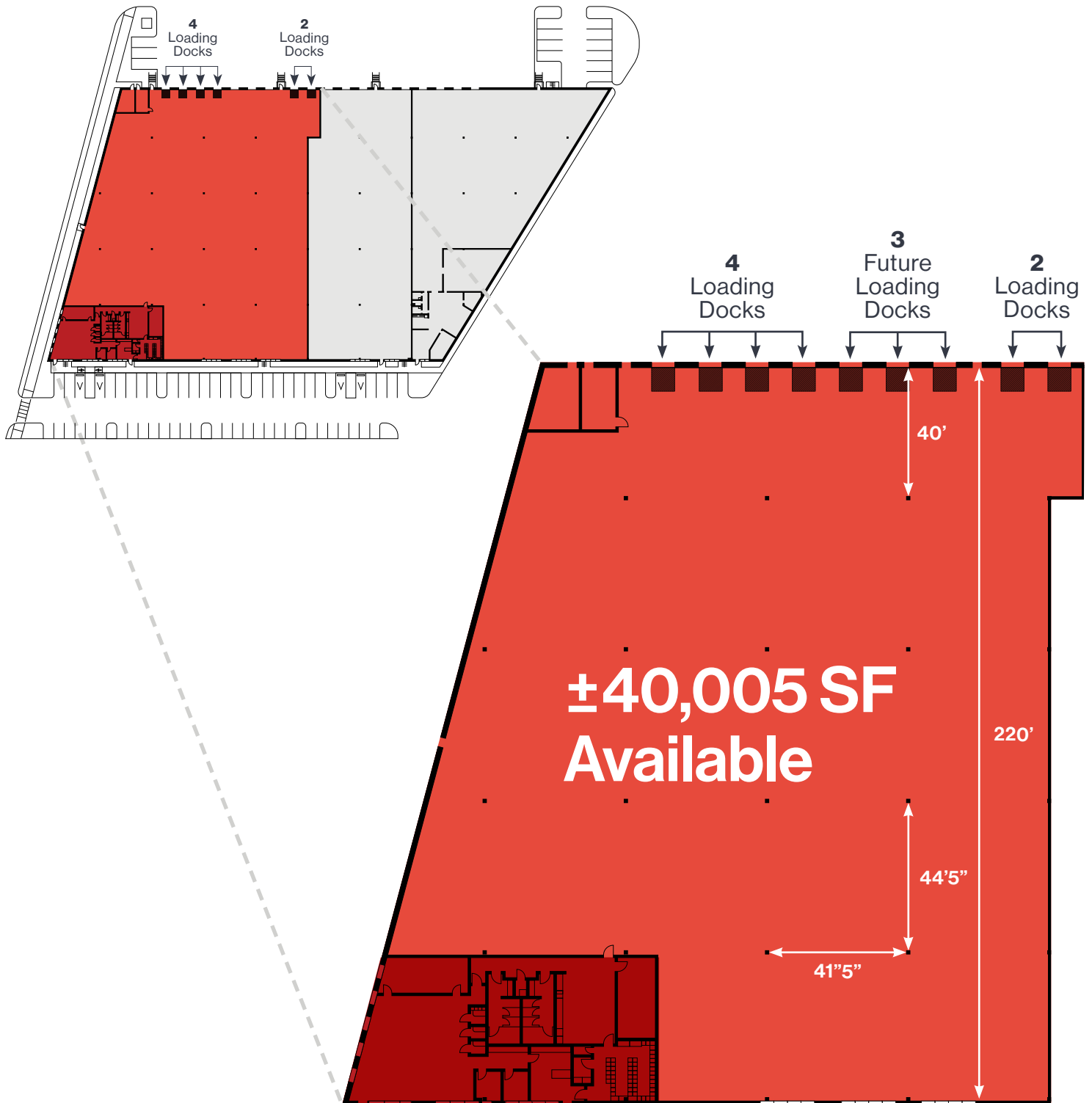
**GAS:** National Grid

**±40,005 SF Available**





# Floor Plan





# Best in Class Infrastructure



The image shows the interior of a large industrial building, likely a warehouse or manufacturing facility. The ceiling is high and features a complex network of steel trusses and beams. Several long, rectangular light fixtures are suspended from the ceiling, illuminating the space. The walls are made of concrete and feature several large, white, roll-up loading dock doors. To the left, there is a concrete block wall with a wooden ladder leaning against it. The floor is a smooth, light-colored concrete. In the foreground, there are some yellow and white markings on the floor. A white line with a circular end points from the text 'Tailboard Loading' to one of the loading dock doors.

Tailboard  
Loading





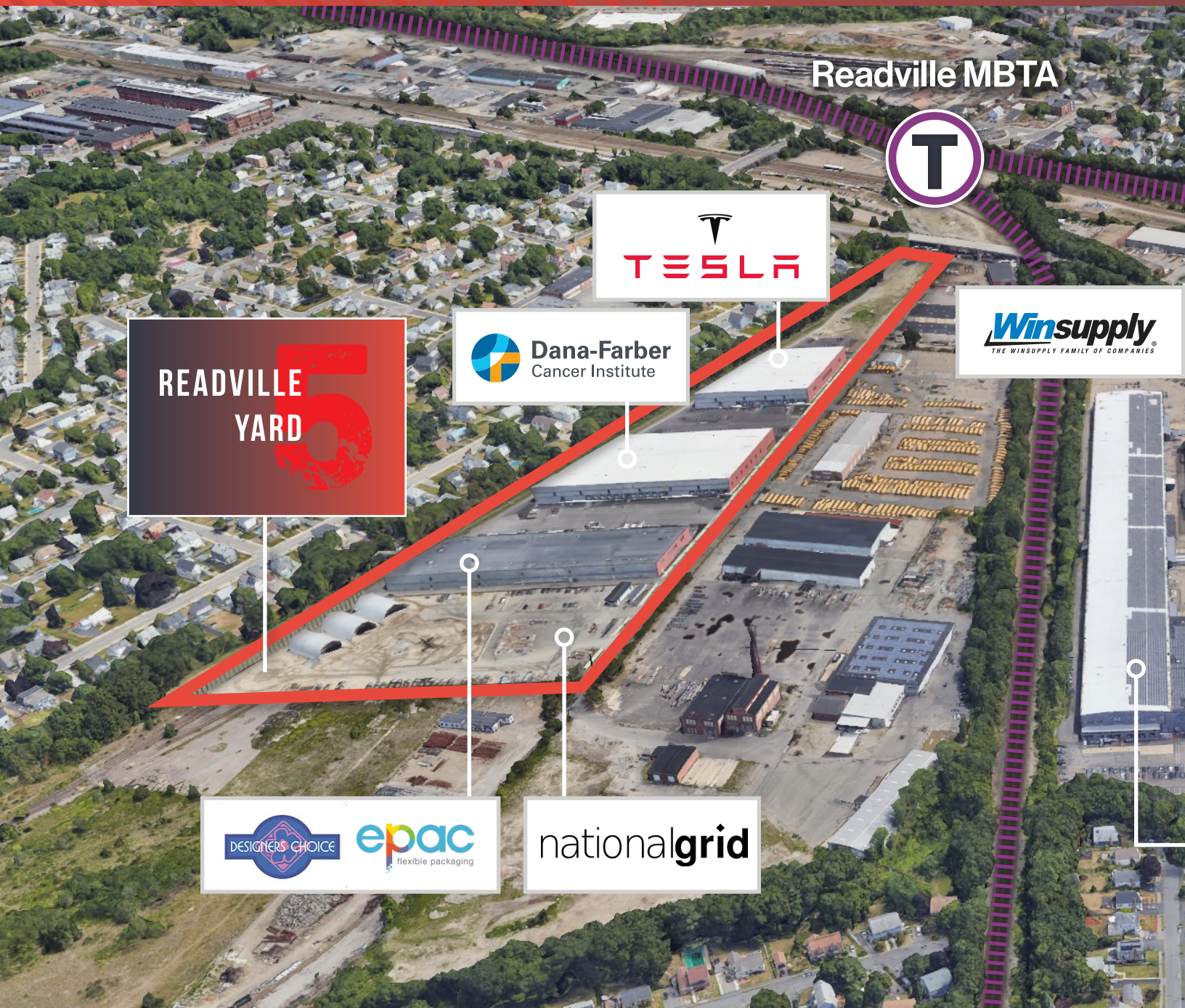
**28'**  
Clear  
Heights

**41' x 44'**  
Column Spacing

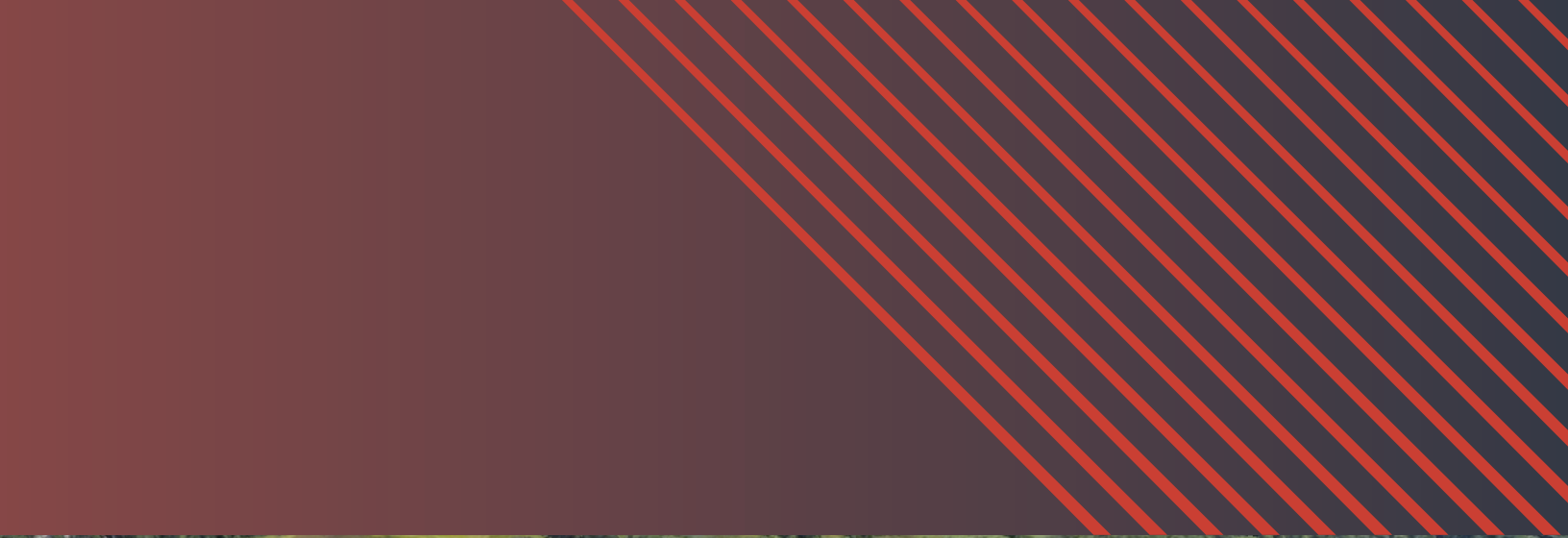
**2022 Construction**



# Corporate Neighbors







 Katsiroubas Bros.  
**EVERSOURCE**  
ENERGY

**HD SUPPLY**  
FACILITIES MAINTENANCE

**ABEX**  
Transportation | Warehousing | Logistics

  
**THE RIDE**

 **ROCK SPOT  
CLIMBING**

Bake Shop Quality  
**BOSTON  
BAKING**

**Amazon**

 **M·S WALKER**  
FINE WINES & SPIRITS SINCE 1933

**BOSTON  
PICKLE  
CLUB** 

**BOSTON  
UNIVERSITY**

**Fallon**   
AMBULANCE SERVICE

**RR DONNELLEY**





# Access & Amenities



## LEGACY PLACE

KINGS LEGAL C BAR SEPHORA  
SHOWCASE CHENNAI lululemon  
WHOLE FOODS GAP SHAKE SHACK J.CREW  
BANANA REPUBLIC ANTHROPOLOGIE  
pure barre Yard House WILLIAMS-SONOMA  
sweetgreen ...AND MORE!

READVILLE  
YARD

SPRAGUE ST

EXIT 15  
2.7 MILES

2.6 MILES  
EXIT 14



128

EXIT 13

AMTRAK

ROUTE 128 WESTWOOD

4.4 MILES

NORWOOD  
MEMORIAL AIRPORT

## UNIVERSITY STATION

AMTRAK T Wegmans  
ANTHONY'S COAL FIRED PIZZA CHIPOTLE Marshalls  
Rack YOUR FINE JOE'S Panera  
DEL FRISCO'S GRILLE LIFETIME HEALTHY WAY OF LIFE Starbucks TARGET



# Location & Access

## BY CAR

Interstate 95	1 minute
Mass Pike	15 minutes
Interstate 495	20 minutes
South Station	30 minutes
Logan Airport	35 minutes

## BY TRAIN

Back Bay Station	8 minutes
South Station	15 minutes



Directly connected to the  
**MBTA Readville  
Commuter Rail Station**



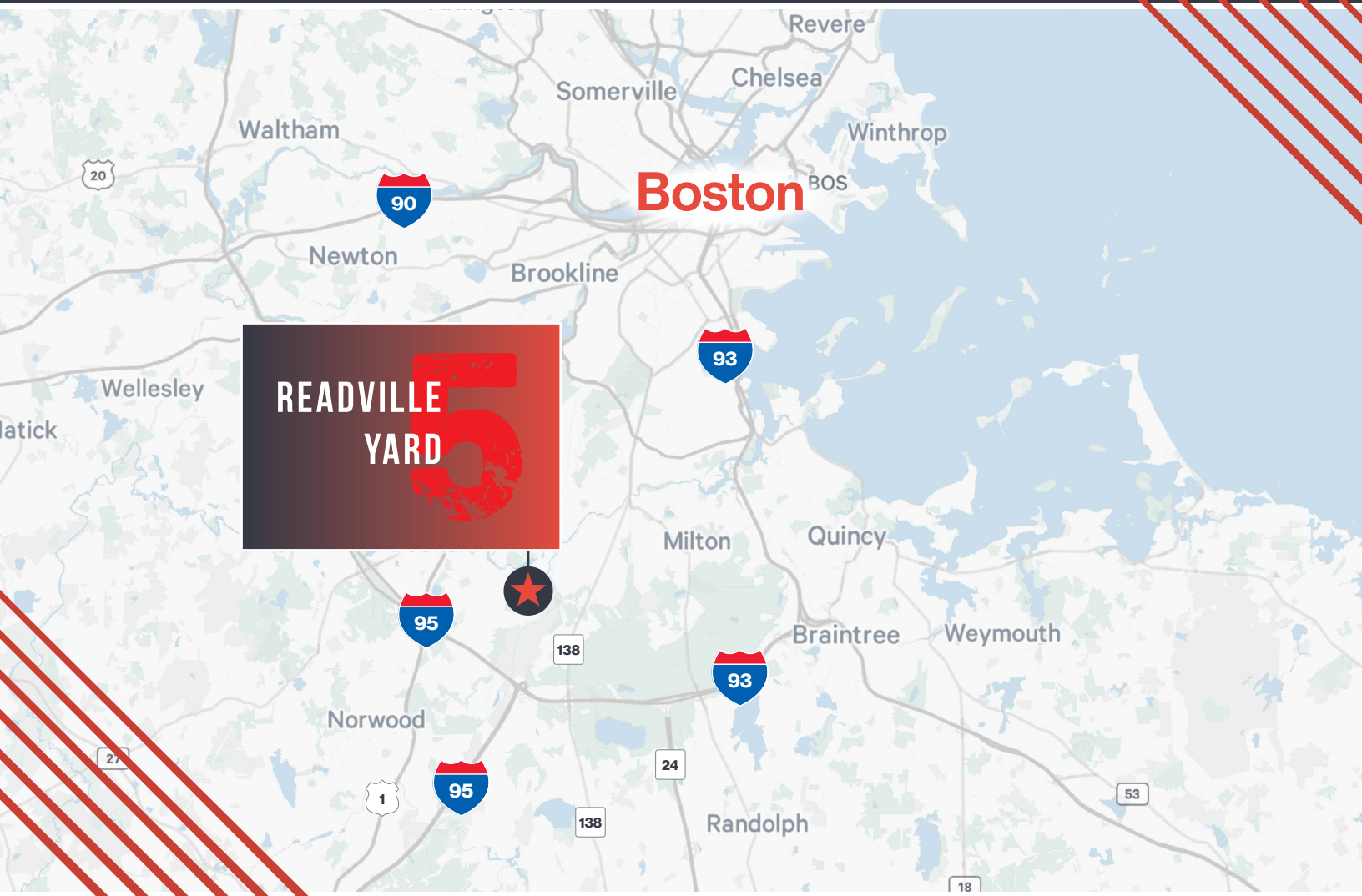
Minutes from  
**Legacy Place  
Shopping Center**



Quick access to  
**Route 128 and  
Interstate 95**

Year	0.25-Mile Radius		0.5-Mile Radius		1-Mile Radius	
	Total	YOY Growth	Total	YOY Growth	Total	YOY Growth
2024 # of Employees	764	0.79%	1,625	-1.22%	4,027	0.37%
2020 # of Employees	702	0.57%	1,487	-1.39%	3,956	-1.12%

Population Data	0.25-Mile Radius	0.5-Mile Radius	1-Mile Radius
2010 Population	595	3,708	12,411
2016 Population	528	3,137	13,556
2024 Population - Current Estimate	697	4,216	13,040
2029 Population - Five Year Projection	958	5,445	14,453
Act.Growth 2020-2024	-0.27%	-0.63%	-0.59%
Proj. Growth 2024-2029	6.57	5.25	2.08



## CONTACTS

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