

The Premier Infill Master Planned Industrial Park



50 Industrial Drive, Boston

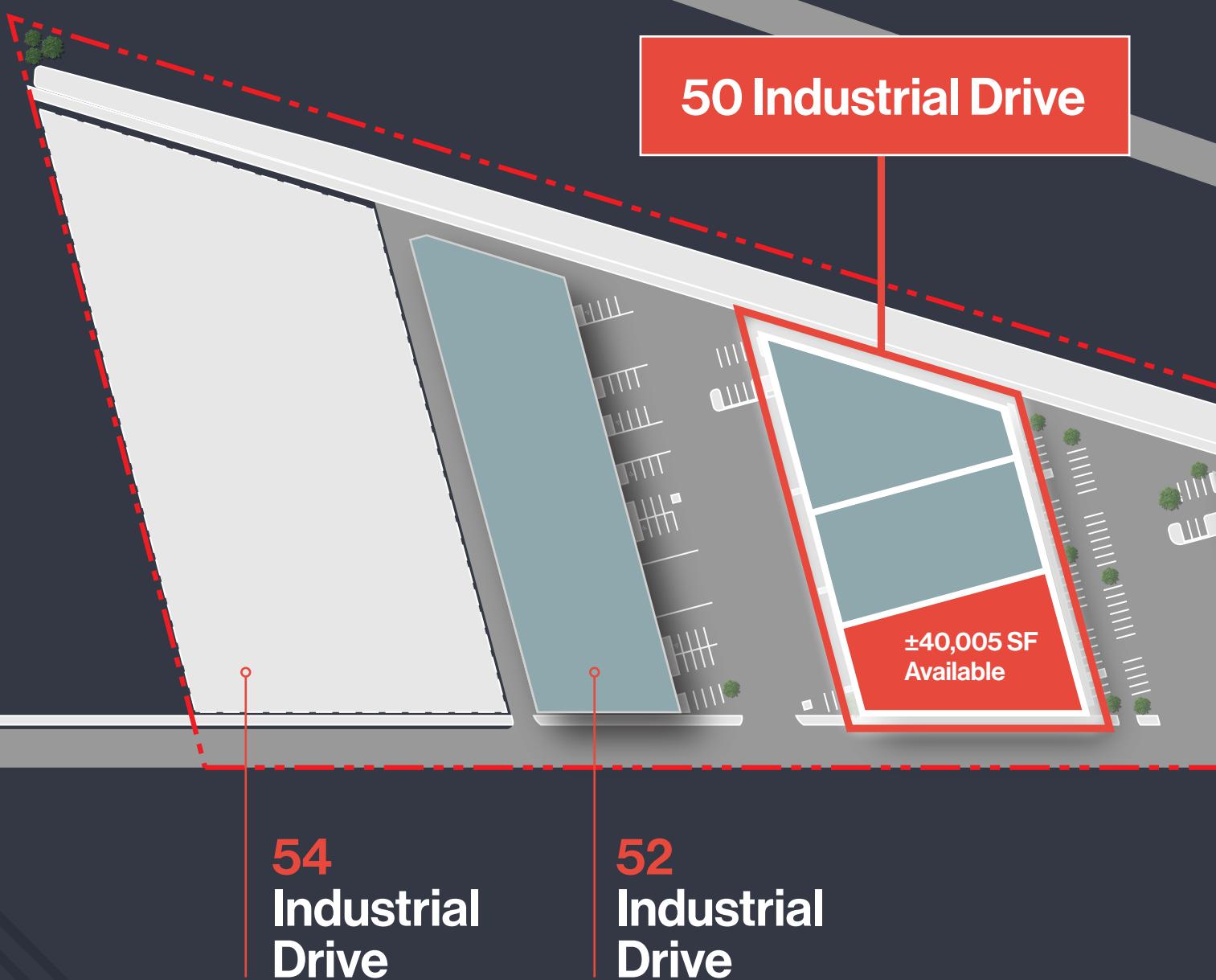
±40,005 Available

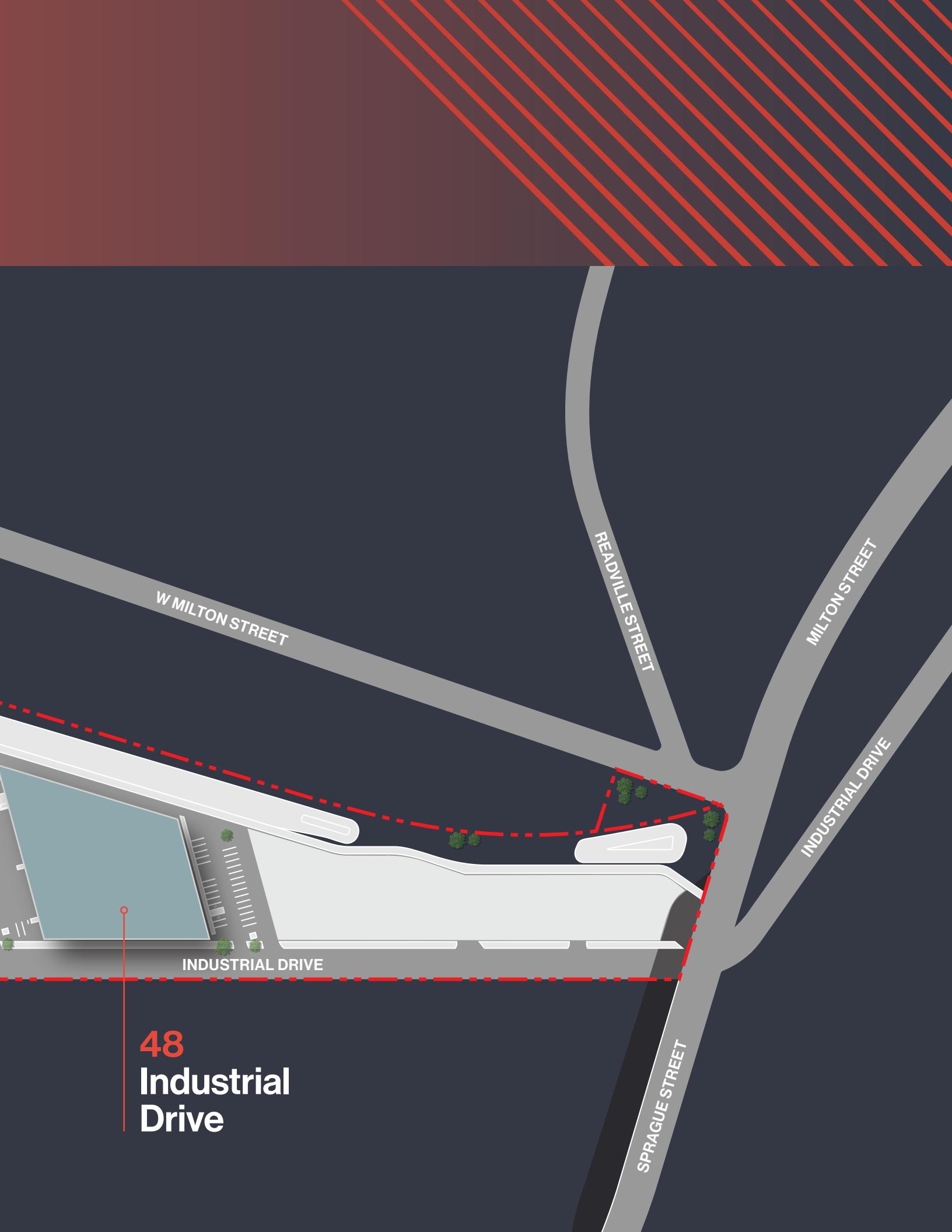


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INTERCONTINENTAL

Park Site Plan





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

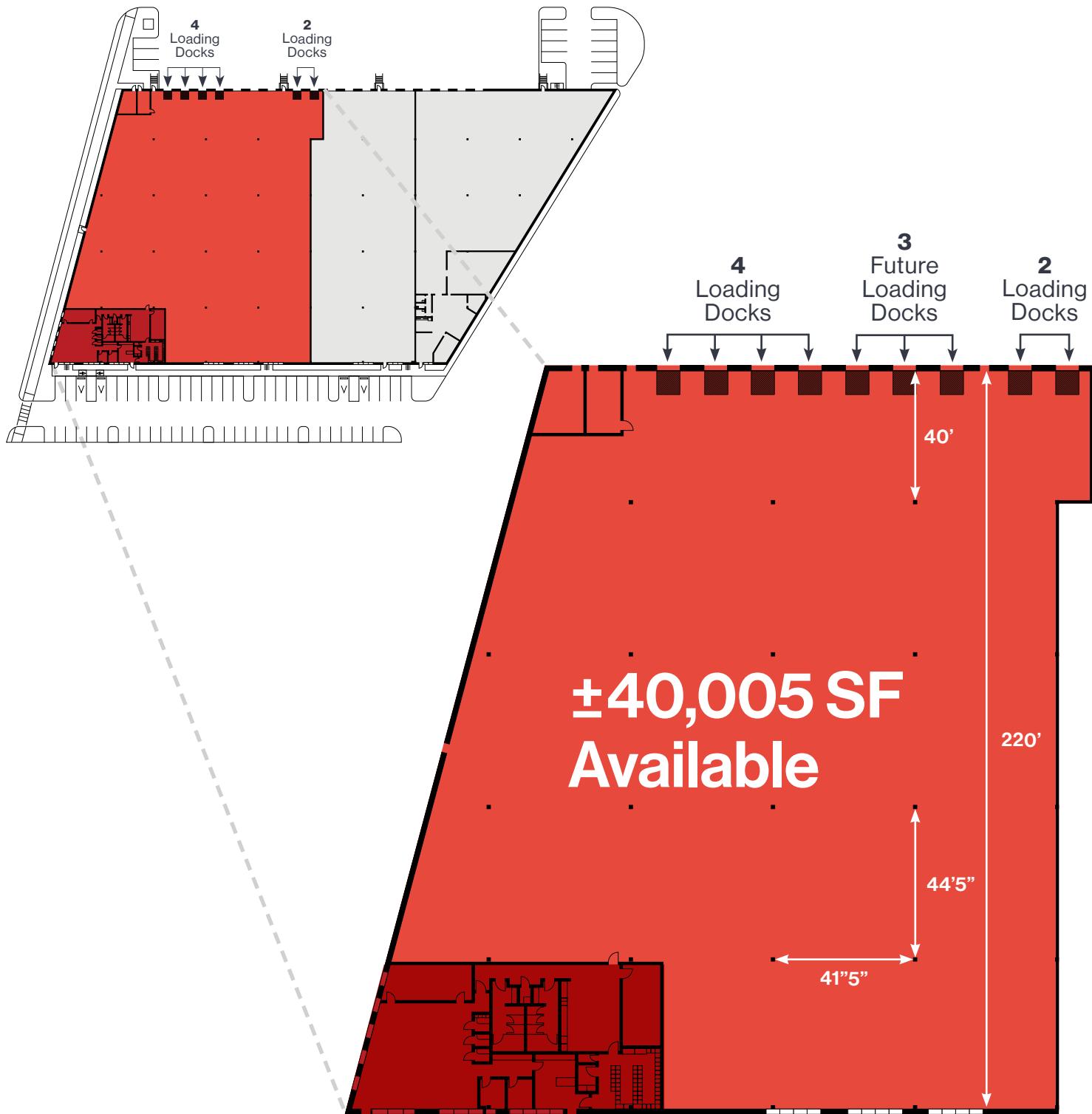
ELECTRIC: Eversource

GAS: National Grid

±40,005 SF Available



Floor Plan



Best in Class Infrastructure



Tailboard
Loading

28'
Clear
Heights

41' x 44'
Column Spacing

2022 Construction

Corporate Neighbors





Access & Amenities



Location & Access



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



Minutes from
**Legacy Place
Shopping Center**



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

BY CAR

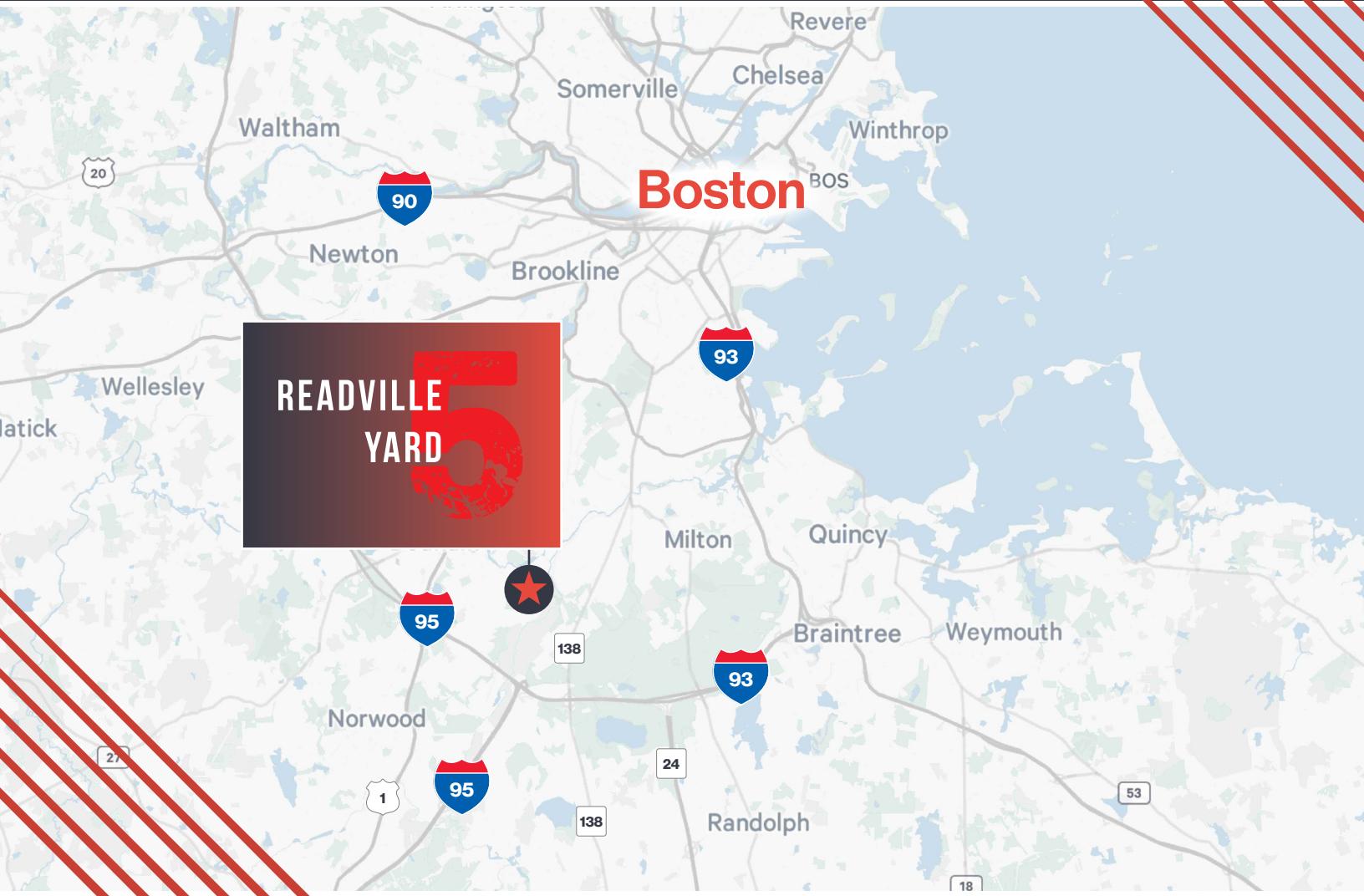
Interstate 95	1 minute
Mass Pike	15 minutes
Interstate 495	20 minutes
South Station	30 minutes
Logan Airport	35 minutes

BY TRAIN

Back Bay Station	8 minutes
South Station	15 minutes

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





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INTERCONTINENTAL

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