



THE CAMPUS AT INNOVATION WAY

FALL RIVER, MA

NEW CLASS A INDUSTRIAL PARK

Total of **900,000 SF** Across **Four Buildings**

25,000–291,200 SF Available for Lease



Sitework is Underway on Building 3! 12 Months for Substantial Completion

ABILITY TO ACCOMMODATE +/- 25,000 SF USERS



**EXCEPTIONAL INFRASTRUCTURE
IN PLACE**

Up to 10,000 amps available per Building



SHOVEL READY

Site available to start immediately



**DISTRIBUTION, COLD STORAGE,
MANUFACTURING**

Uses allowed by right

NEWMARK



VMD COMPANIES

campusatinnovationway.com

FOUR-BUILDING 900,000 SF PREMIER INDUSTRIAL PARK

1

291,200 SF

2

202,800 SF

3

BUILDING 3 SITEWORK UNDERWAY

202,800 SF

4

202,800 SF

GOLD LEVEL

Bio-ready
Community

36' CLEAR

& Up to 80' by-right

**SUPERIOR
ACCESS**

to Rt-24 and I-195

**HEAVY POWER
AVAILABLE**

10,000 amps available
per Building

FLEXIBLE USE

Distribution,
Cold Storage,
Manufacturing,
Life Science



BUILDING 1

SPECIFICATIONS

50,000-291,200 SF
Available

Q2 2025
Estimated delivery

10,000+
Amps available

UP TO 1.2M
GPD available

PROPERTY DESCRIPTION

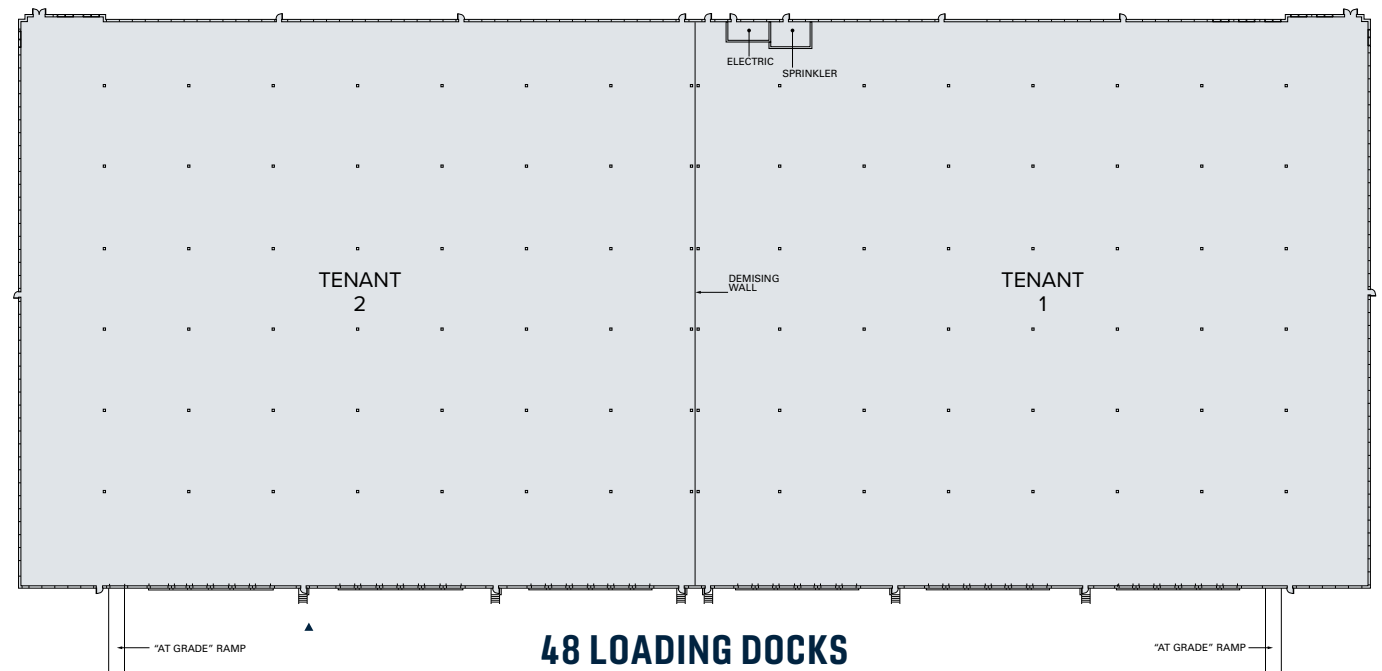
Property Address	Innovation Drive, Building 1
Building Size	291,200 SF
Available SF	50,000-291,200 SF
Office	BTS
Building Length & Depth	832' x 350'
Site Size	28 Acres
Zoning Code	Industrial Park District (IP)

CONSTRUCTION

Building Profile	Warehouse/Distribution
Estimated Delivery	Q2 2025
Construction Type	Precast, Concrete Panel
Clear Height	36' (Up to 80' by right)
Roof	60 mil white TPO with a 20-year warranty
Floor Slab	7" Reinforced Concrete - 3,500 PSI (or BTS)
Column Spacing	52' x 50', 60' Speedbay
Loading Docks	48 loading docks
Drive-in Doors	2 grade-level docks
Dock Levelers	30,000lb mechanical levelers (or BTS)
Truck Court	190' including trailer parking
Dock Apron	55' deep concrete dock apron
Trailer Parking	56 spaces, with a 10' wide concrete pad
Auto Parking	230 spaces

SYSTEMS & UTILITIES

Electric Service	4,000 Amps 480V 3-phase (10,000+ Amps Available)
Sprinkler	ESFR System
Lighting	Motion sensing energy efficient LED, 25' candles
Heating & HVAC	Roof Mounted Gas Fired Units
Electricity	National Grid
Water	City of Fall River (Up to 1.2 Million GPD Available)
Sewer	City of Fall River
Gas	Liberty Gas



BUILDING 2, 3, 4

SPECIFICATIONS

50,000-202,800 SF
Available

10,000+
Amps
available

UP TO 1.2M
GPD
available

PROPERTY DESCRIPTION

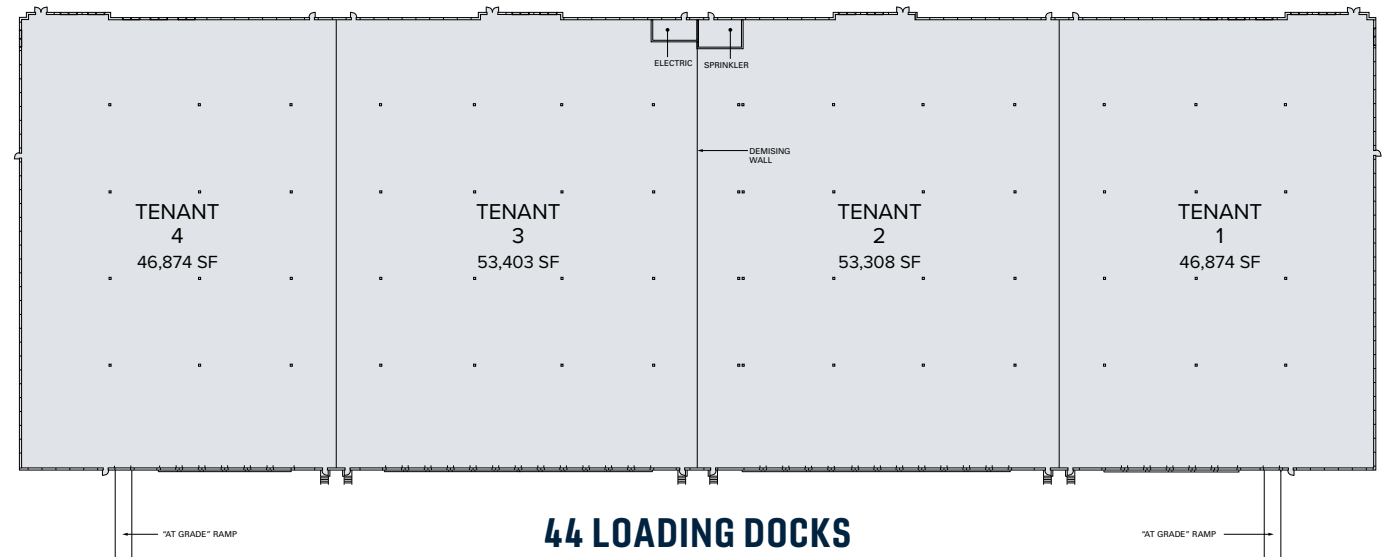
Property Address	Innovation Drive, Building 2, 3, 4		
Building Size	202,800 SF		
Available SF	50,000-202,800 SF		
Office	BTS		
Building Length & Depth	780' x 260'		
Site Size	Building 2	Building 3	Building 4
	18 Acres	15 Acres	20 Acres
Zoning Code	Industrial Park District (IP)		

CONSTRUCTION

Building Profile	Warehouse/Distribution		
Estimated Delivery	BTS		
Construction Type	Precast, Concrete Panel		
Clear Height	36' (Up to 80' by right)		
Roof	60 mil white TPO with a 20-year warranty		
Floor Slab	7" Reinforced Concrete - 3,500 PSI (or BTS)		
Column Spacing	52' x 50', 60' Speedbay		
Loading Docks	44 loading docks		
Drive-in Doors	2 grade-level docks		
Dock Levelers	30,000lb mechanical levelers (or BTS)		
Truck Court	190' including trailer parking		
Dock Apron	55' deep concrete dock apron		
Trailer Parking	Building 2	Building 3	Building 4
	57 spaces	39 spaces	31 spaces
	with a 10' wide concrete pad		
Auto Parking	Building 2	Building 3	Building 4
	185 spaces	178 spaces	216 spaces

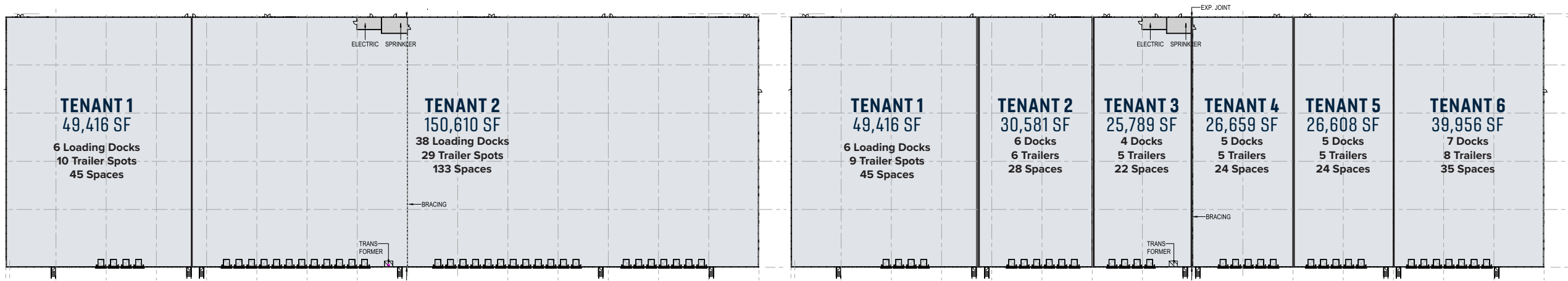
SYSTEMS & UTILITIES

Electric Service	4,000 Amps 480V 3-phase (10,000+ Amps Available)
Sprinkler	ESFR System
Lighting	Motion sensing energy efficient LED, 25' candles
Heating & HVAC	Roof Mounted Gas Fired Units
Electricity	National Grid
Water	City of Fall River (Up to 1.2 Million GPD Available)
Sewer	City of Fall wRiver
Gas	Liberty Gas



BUILDING 3

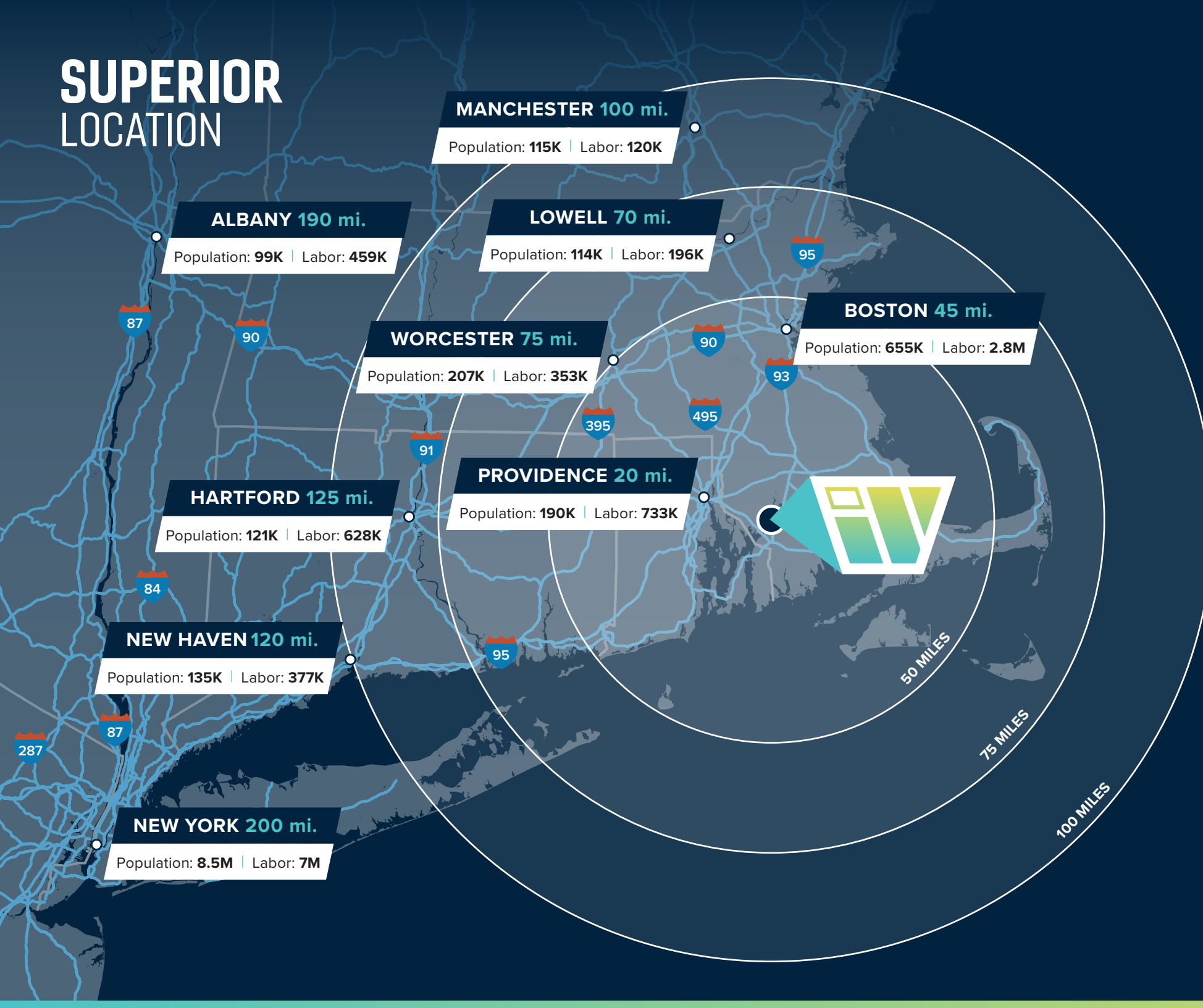
POTENTIAL SUBDIVISION PLANS & CONSTRUCTION TIMELINE



CONSTRUCTION TIMELINE



SUPERIOR LOCATION



15 min.
I-495

26 min.
I-95

28 min.
I-93/RT.128

48 min.
I-90

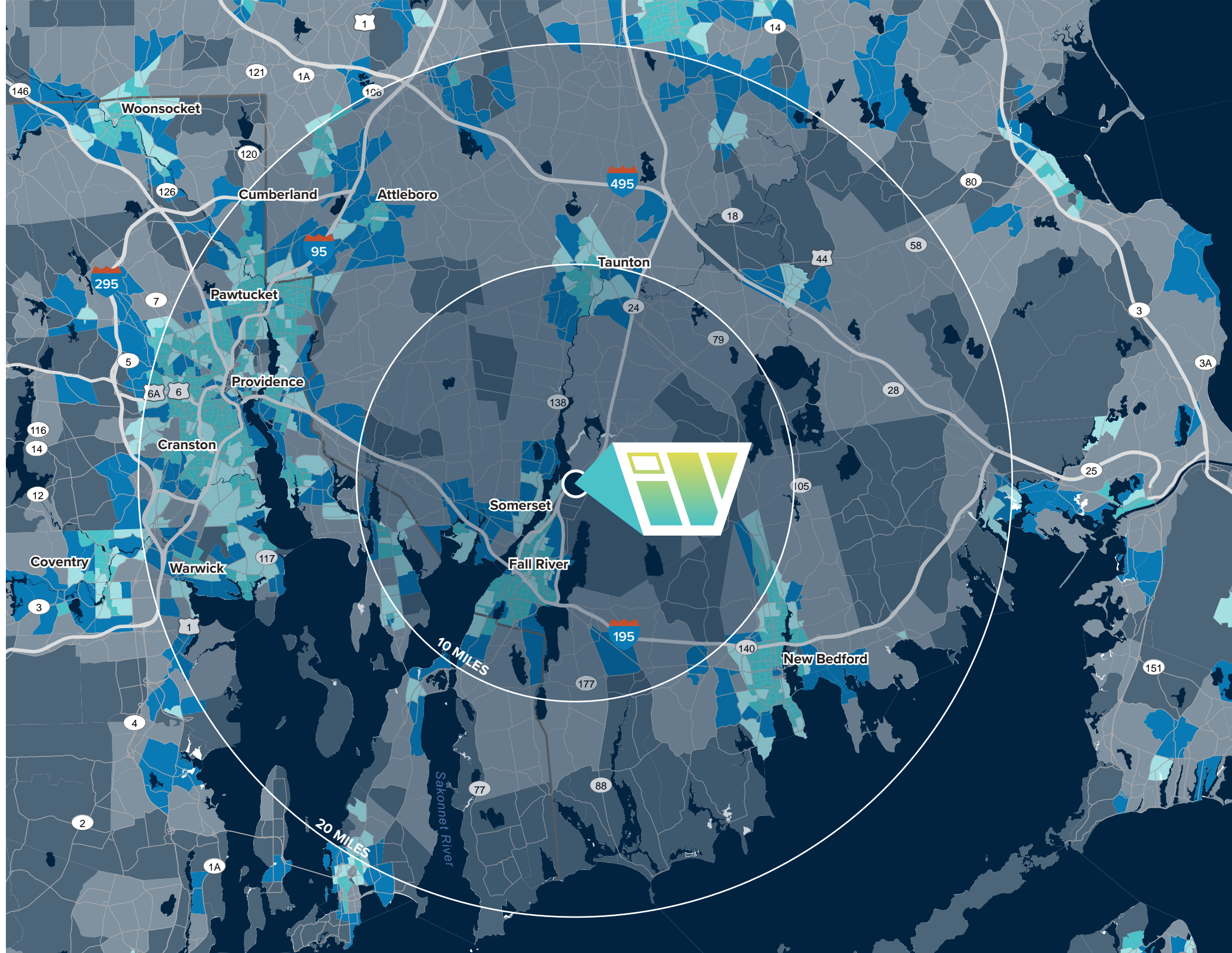


TARGET WORKFORCE IN FALL RIVER

TARGET WORKERS PER SQUARE MILE

- Less than 25 workers
- 25 - 100 workers
- 100 - 250 workers
- 250 - 500 workers
- More than 500 workers

Radius	Total Population	Target Workers
20 Miles	1,081,362	111,108
10 Miles	271,757	32,071

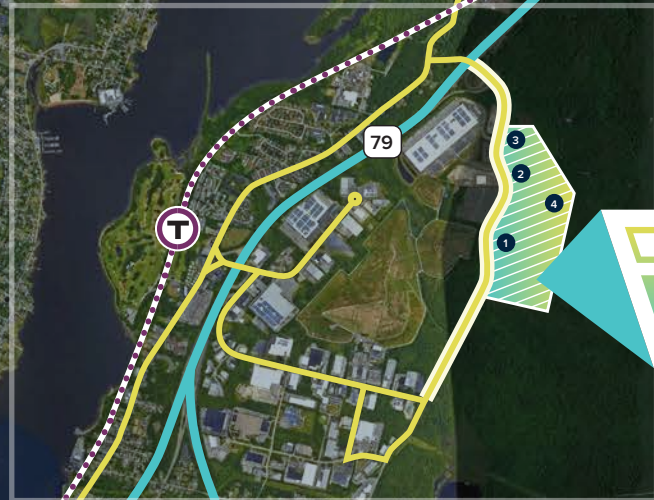


UNPARALLELED ACCESS

1 min.
RT.24

6 min.
I-195

15 min.
I-495



HIGHLY AMENITIZED AREA

CORPORATE NEIGHBORS



Somerset

Fall River

Westport



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.