

INTERSTATE CROSSING

INDUSTRIAL PARK

CLASS-A INDUSTRIAL DEVELOPMENT | 540,429 SF & 381,360 SF

142 Clinton Street · Shrewsbury, MA

NEWMARK

 **GFI PARTNERS**

SPRING 2024
PERMITS & APPROVALS

AMPLE LOADING
& TRAILER STORAGE

UNPARALLELED ACCESS
TO TARGET LABOR POOLS

40'
CLEAR HEIGHT

SUPERIOR
LOCATION

BUILDING 200

BUILDING 100

CLINTON ST

CLASS-A
DEVELOPMENT
540,429 SF &
381,360 SF

SITE PLAN

142 Clinton Street | Building 100

540,429
SQUARE FEET

106
LOADING DOCKS

40
TRAILER SPACES
(EXPANDABLE)

40'
CLEAR



PROPERTY SPECIFICATIONS

142 Clinton Street | Building 100

SITE DESCRIPTION

Property Address	142 Clinton Street, Shrewsbury Building 100
Land Area	Development Parcel - 100 acres
Zone Code	LI

IMPROVEMENT DETAILS

Building Profile	Warehouse/distribution
Estimated Completion Date	Shell, Q4 2025
Number of Floors	One
Building Rentable Area	540,429 SF
Office	BTS
Percent Office Finish	3%
Building Depth & Length	525' x 1,035'

CONSTRUCTION

Structure	Steel, with insulated metal panels on 10' CMU block
Foundation	3,000 PSI reinforced concrete
Façade	Insulated Metal Panel on 10' CMU block
Roof	60 mil white TPO, mechanically attached roof system, 20 year warranty
Floors	7" steel troweled concrete, 8" compacted aggregate base. 10 mil vapor barrier. FF50/FL35.
Ceilings	N/A in warehouse, unfinished. Standard ACT in office, drywall ceilings in electrical / pump rooms.
Clear Height	40'
Column Spacing	Min. 54x50 with 60' speed bay on either end
Parking	<u>Cars</u> : 303 spaces <u>Trailer Storage</u> : 40 spaces (expandable)
Loading	106 loading docks
Drive-In Doors	4 drive-ins
Truck Court Depth	135' - 165'

BUILDING SYSTEMS

HVAC	Hybrid Heating System with Gas Fired Units and ASHP, ASHP for Office
Electric Service	3,000A 277V/480V
Lighting	Motion sensing high bay LED, 40 footcandles at 3 feet AFF
Life Safety	ESFR
Utilities	<u>Electricity</u> : SELCO <u>Water & Sewer</u> : Town of Shrewsbury Water & Sewer Department



SITE PLAN

142 Clinton Street | Building 200

381,360
SQUARE FEET

74
LOADING DOCKS

31
TRAILER SPACES

40'
CLEAR



PROPERTY SPECIFICATIONS

142 Clinton Street | Building 200

SITE DESCRIPTION

Property Address	142 Clinton Street, Shrewsbury Building 200
Land Area	Development Parcel - 100 acres
Zone Code	LI

IMPROVEMENT DETAILS

Building Profile	Warehouse/distribution
Estimated Completion Date	Shell, Q4 2025 (start here, need to confirm with SG)
Number of Floors	One
Building Rentable Area	381,360 SF
Office	BTS
Percent Office Finish	3%
Building Depth & Length	420' x 908'

CONSTRUCTION

Structure	Steel, with insulated metal panels on 10' CMU block
Foundation	3,000 PSI reinforced concrete
Façade	Insulated Metal Panel on 10' CMU block
Roof	60 mil white TPO, mechanically attached roof system, 20 year warranty
Floors	7" steel troweled concrete, 8" compacted aggregate base. 10 mil vapor barrier. FF50/FL35.
Ceilings	N/A in warehouse, unfinished. Standard ACT in office, drywall ceilings in electrical / pump rooms.
Clear Height	40'
Column Spacing	Min. 54x50 with 60' speed bay on either end
Parking	<u>Cars</u> : 221 spaces <u>Trailer Storage</u> : 31 spaces
Loading	74 loading docks
Drive-In Doors	2 drive-ins
Truck Court Depth	135'

BUILDING SYSTEMS

HVAC	Hybrid Heating System with Gas Fired Units and ASHP, ASHP for Office
Electric Service	3,000A 277V/480V
Lighting	Motion sensing high bay LED, 40 footcandles at 3 feet AFF
Life Safety	ESFR
Utilities	<u>Electricity</u> : SELCO <u>Water & Sewer</u> : Town of Shrewsbury Water & Sewer Department



CONSTRUCTION TIMELINE

142 Clinton Street | Building 100 & 200

PERMITS & APPROVALS

In Process,
Estimated Spring 2024

SITE WORK

In Process,
Completion December 2024

BUILDING SHELL DELIVERY

Estimated
Q4 2025



SUPERIOR LOCATION

CORPORATE NEIGHBORS



INTERSTATE CROSSING

BOSTON, MA 45 mi. →

WORCESTER, MA 4.5 mi.

COMMUTER RAIL

HARTFORD, CT 65 mi.

PROVIDENCE, RI 40 mi.



**TARGET
WAREHOUSING
OCCUPATIONS**

**INTERSTATE
CROSSING**

Paxton

Holden

Boylston

Northborough

Shrewsbury

Westborough

Worcester

Leicester

5 Miles

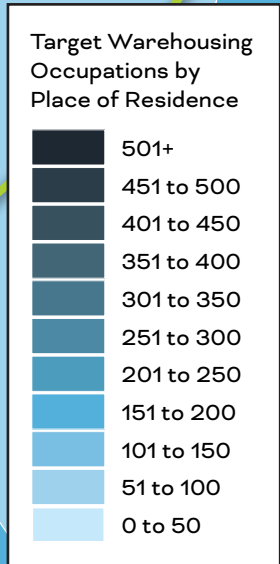
Auburn

Grafton

Millbury

10 Miles

**UNPARALLELED
ACCESS TO
TARGET
LABOR POOL**



FOR MORE INFORMATION, CONTACT:

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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.