

ROUTE

3

36-106 FINNELL DRIVE, WEYMOUTH, MA

CBRE

GID  
INDUSTRIAL

# INDUSTRIAL



FIVE  
BUILDINGS  
±247,625 SF



MULTI-TENANT/  
LIGHT INDUSTRIAL



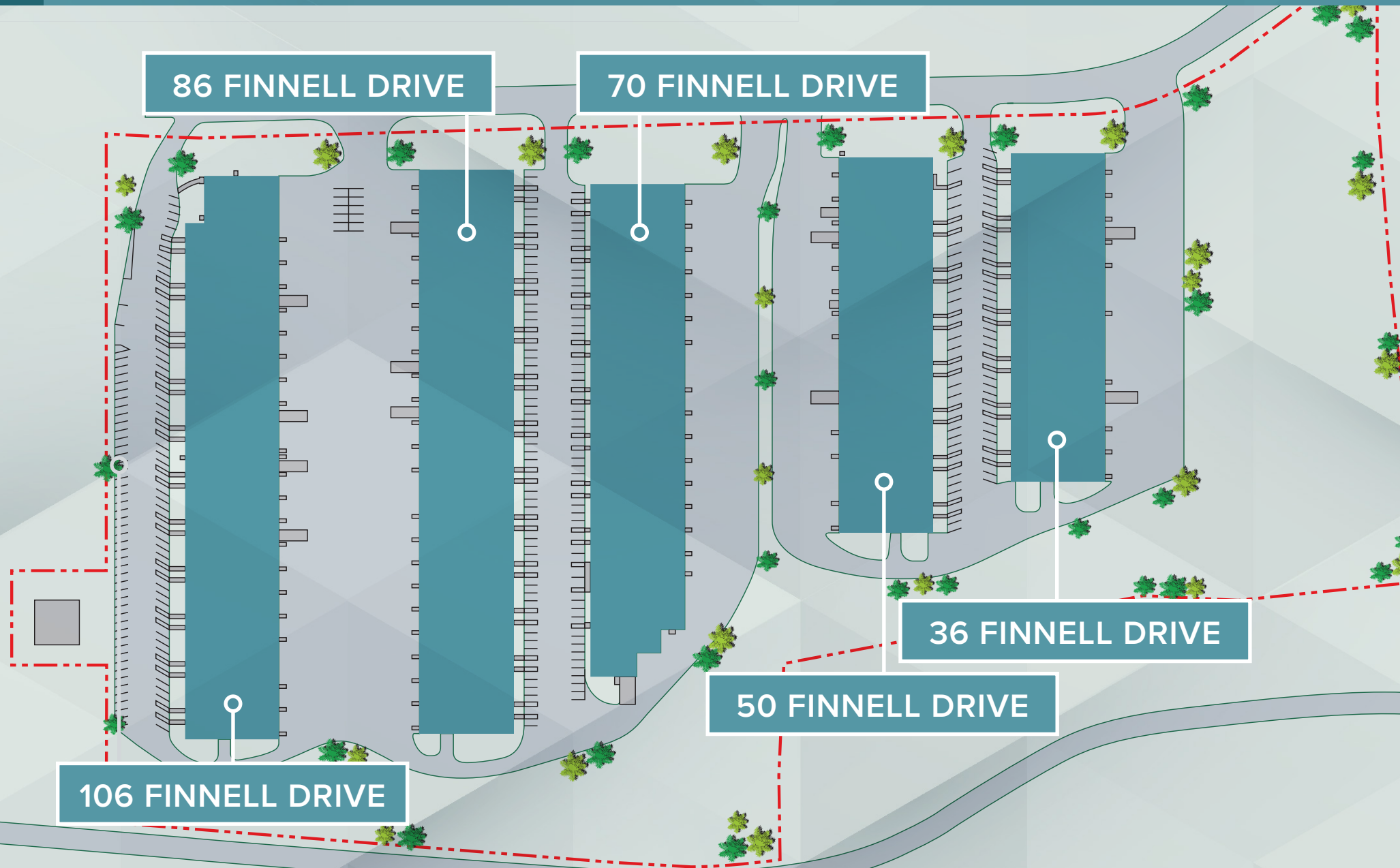
INFILL  
LOCATION



±2,500-10,000 SF  
AVAILABLE NOW



# PROPERTY SPECIFICATIONS



**Total Park:** ±247,625 SF

**Loading:** 1 dock / 2,500 SF

**Clear Height:** 21'

**Total Parking:** ±1.46/1,000 SF

**Column Spacing:** 50' x 25'

**Lighting:** LED

**HVAC:** Gas Modine heat, wall thru AC units for office

**Foundation:** Concrete

**Zoning:** I-1 (Industrial Park)

#### Utilities

- **Water/Sewer:** Town of Weymouth
- **Gas:** National Grid
- **Electricity:** National Grid

## 36 FINNELL DRIVE

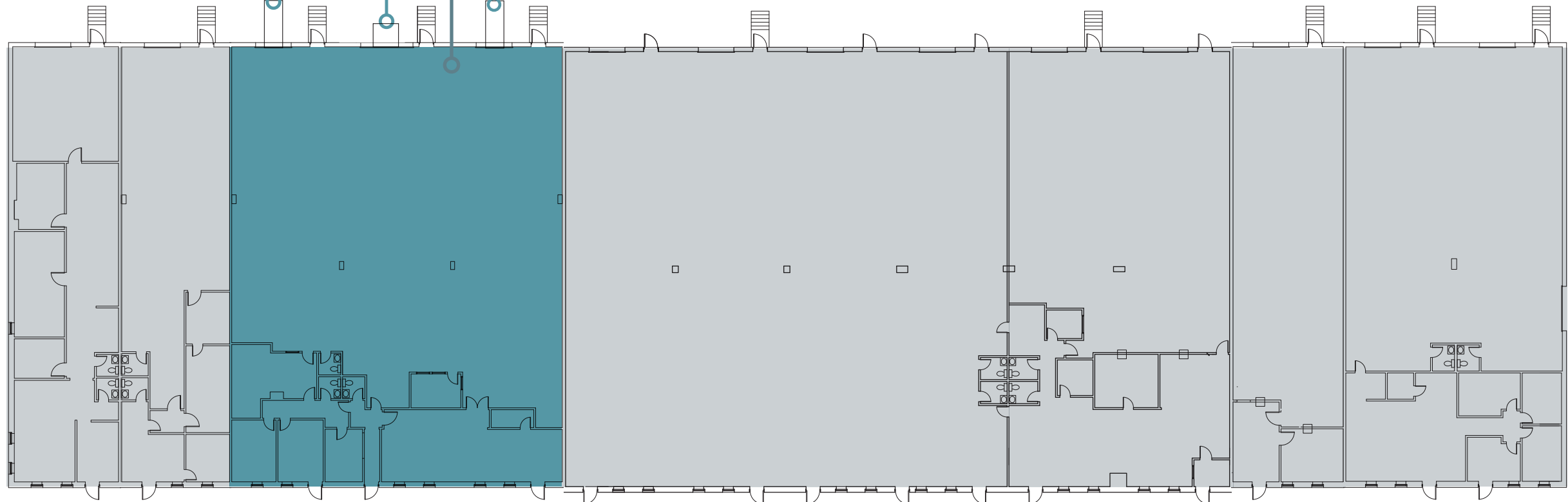
±35,000 SF

SUITES 3-5  
±7,500 SF  
AVAILABLE

1 Loading  
Dock

1 Drive-In

1 Loading  
Dock

**Loading:**

Suites 3-5:  
Two (2) Tailboard Loading Docks  
& One (1) Drive-In Door

**Parking:**

±1.57 / 1,000 SF  
35 spaces

**Power:**

800 amp;  
120/208V, 3-phase

86 FINNELL DRIVE

±60,000 SF

Loading:

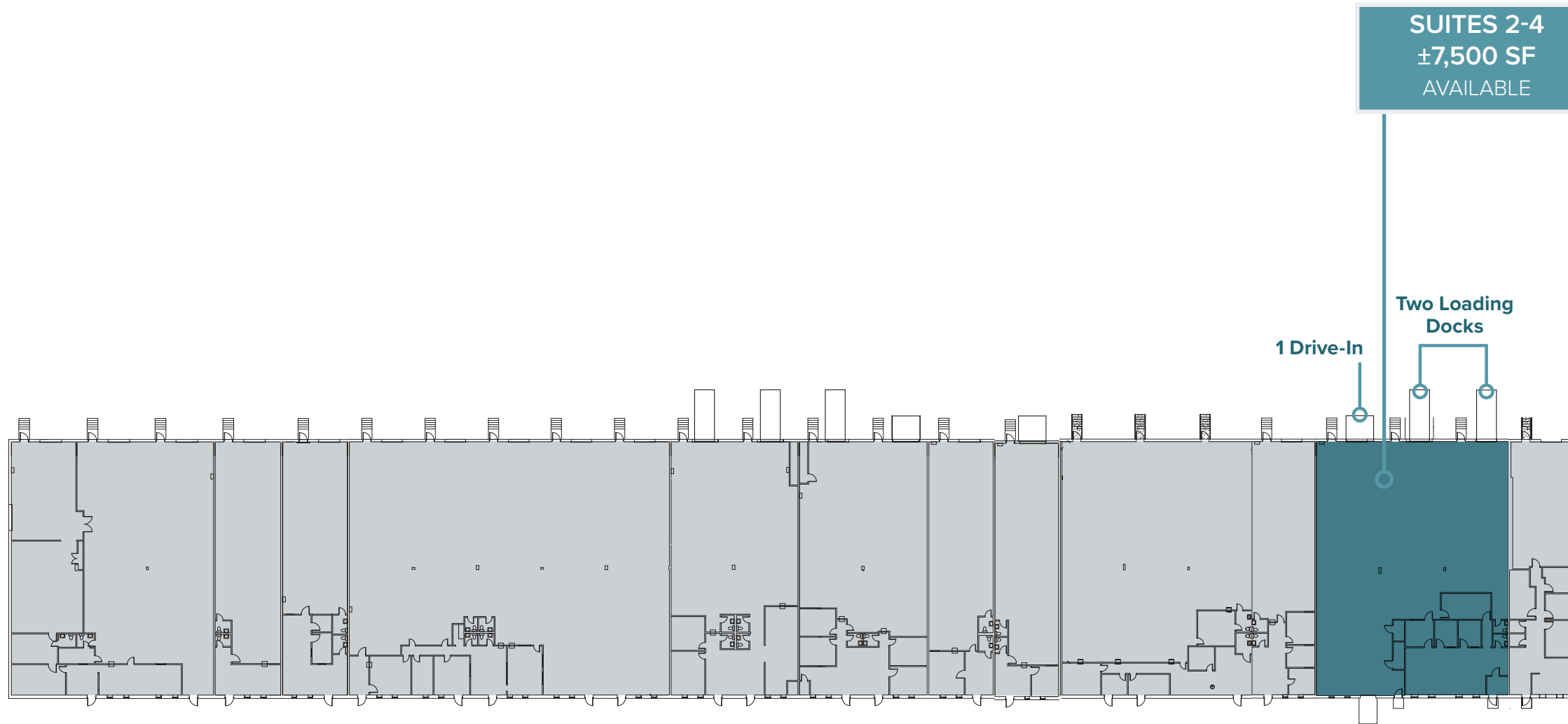
Suites 2-4:  
Two (2) Loading Docks  
& One (1) Drive-In Door

Parking:

±1.15 / 1,000 SF  
59 spaces & 10 overflow spaces

Power:

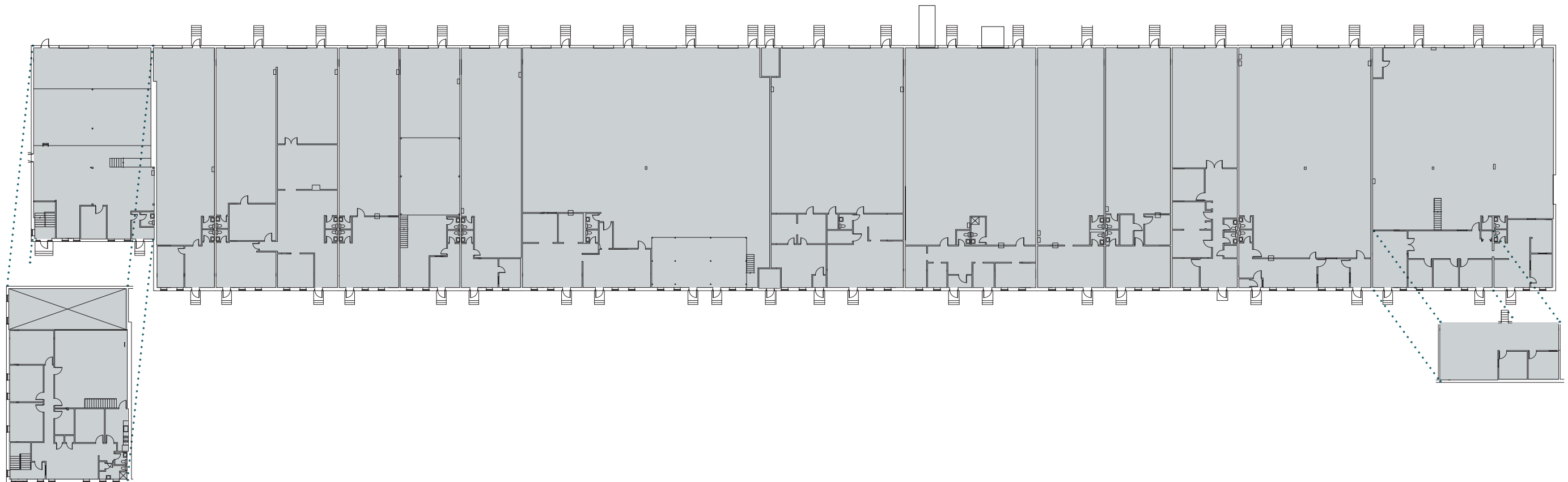
400 amp main service;  
120/208V, 3-phase





**106 FINNELL DRIVE – FULLY LEASED**

±62,000 SF

**Parking:**±2.26 / 1,000 SF  
57 spaces**Power:**1,200 amp main service;  
120/208V, 3-phase



ROUTE **3** INDUSTRIAL  
**ACCESS**

DISTANCE TO:



**CBRE** **GID**  
 INDUSTRIAL

**CONTACT US**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

- |   |  |  |   |
|---|--|--|---|
| <p><b>ROB BYRNE</b><br/>         Executive Vice President<br/>         +1 617 827 7486<br/>         robert.byrne@cbre.com</p> | <p><b>CHRIS MULLEN</b><br/>         Senior Vice President<br/>         +1 617 933 0177<br/>         chris.mullen2@cbre.com</p> | <p><b>JULIANA FIORE</b><br/>         Senior Associate<br/>         +1 781 801 3423<br/>         juliana.fiore@cbre.com</p> | <p><b>CAROLINE MUNN</b><br/>         Associate<br/>         +1 516 851 6261<br/>         caroline.munn@cbre.com</p> |
|---|--|--|---|