

# FOR SALE or LEASE

475 Paramount Drive -Raynham, MA

Fully Equipped Medical Research & Development Facility



## 37,050 SF Flex Building

### Ground Floor - 20,283 SF

Fully Furnished Office areas:

Reception -24 Cubicles

4 Private Offices

Large Training Room for 24

Lunchroom

3 Conference Rooms

Clean Room - mock surgical suites

3,000 SF Warehouse / Manufacturing Space

3 Loading Docks

23 ft Clear Height

400 amp 480 volt Electric Service

### Second Floor 16,767 SF

Fully Furnished

15 Private Offices

35 Cubicles

5 Conference Rooms

Lunchroom

Shower Room

4 Lab Spaces

[Click Here For Video](#)

Corporate Neighbors  
Include: Johnson & Johnson  
Corin

FEDEX  
Electrochem

**DONAHUE**  
ASSOCIATES

Mark Donahue  
Cell: 617-930-7477  
md@donahueassociates.com

[www.donahueassociates.com](http://www.donahueassociates.com)

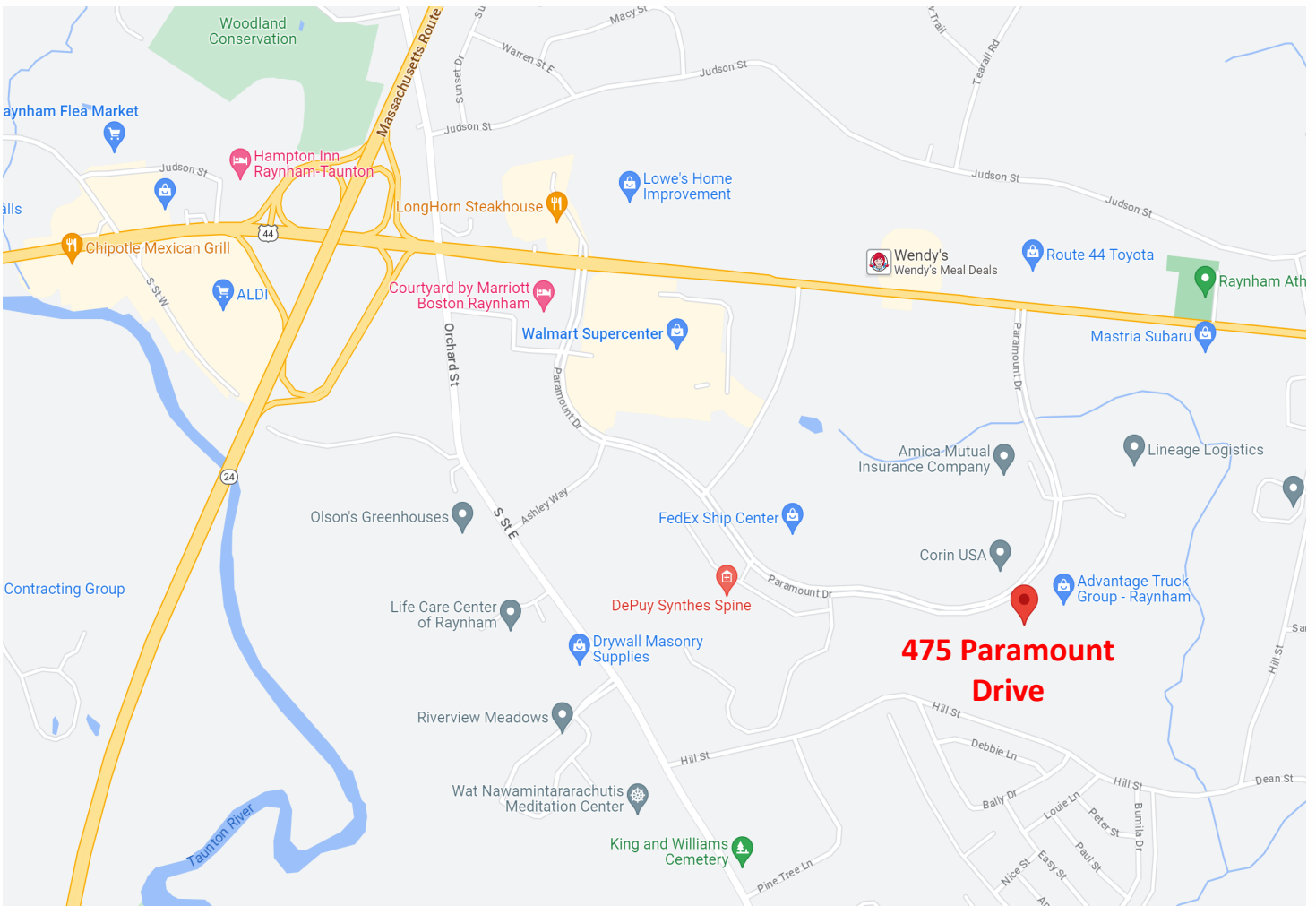
# SITE DATA

2.47 Acres Site

102 Parking Spaces

Town Water, Town Sewer, Natural Gas

Real Estate Taxes - \$65,431 +/-



Notes:

ELECTRICAL LEGEND	
⊕	DUPLEX OUTLET - CENTER OF OUTLET AT 18" AFF
⊕	DUPLEX OUTLET - CENTER OF OUTLET AT 4" ABOVE AFF OR BACKSPASH OR AT 48" AFF OR HEIGHT WITH OWNER
GFI	DUPLEX OUTLET (G.F.I.) - CENTER OF OUTLET AT 18" AFF
GFI	DUPLEX OUTLET (G.F.I.) - CENTER OF OUTLET AT 4" ABOVE AFF OR BACKSPASH OR AT 48" AFF
⊕	DUPLEX OUTLET (FLOOR MOUNTED)
⊕	DUPLEX OUTLET (CEILING DROP)
⊕	QUADRAPLEX OUTLET - CENTER OF OUTLET AT 18" AFF
⊕	DEDICATED DUPLEX OUTLET - CENTER OF OUTLET AT 18" AFF
⊕	DEDICATED DUPLEX OUTLET (CEILING DROP)
⊕	COMBINATION TELEPHONE / DATA JACK - CENTER OF OUTLET AT 18" AFF
⊕	COMBINATION TELEPHONE / DATA JACK (FLOOR MOUNTED)
TV	PLASMA TV FURNISHED BY OWNER. PROVIDE RECESSED DATA AND AV AS REQUIRED. COORDINATE WITH OWNER. TYPICAL.

- ELECTRICAL NOTES**
1. ELECTRICAL SUBCONTRACTOR IS TO PROVIDE FULL STRINGS AND JUNCTION BOXES FOR ALL DATA LINES. TYPICAL.
  2. ARCHITECTURAL PLANS DEPICT ELECTRICAL OUTLET TYPES AND LOCATIONS ARE FOR COORDINATION PURPOSES ONLY. EXACT TYPES AND LOCATIONS TO BE DETERMINED BY ELECTRICAL ENGINEER.
  3. ELECTRICAL OUTLETS AND COVER PLATES TO BE WHITE.
  4. GC TO COORDINATE NEW OUTLET REQUIREMENTS WITH EXISTING OUTLET LOCATIONS.

- GENERAL NOTES**
1. EQUIPMENT BY OWNER UON
  2. FURNITURE BY OWNER UON

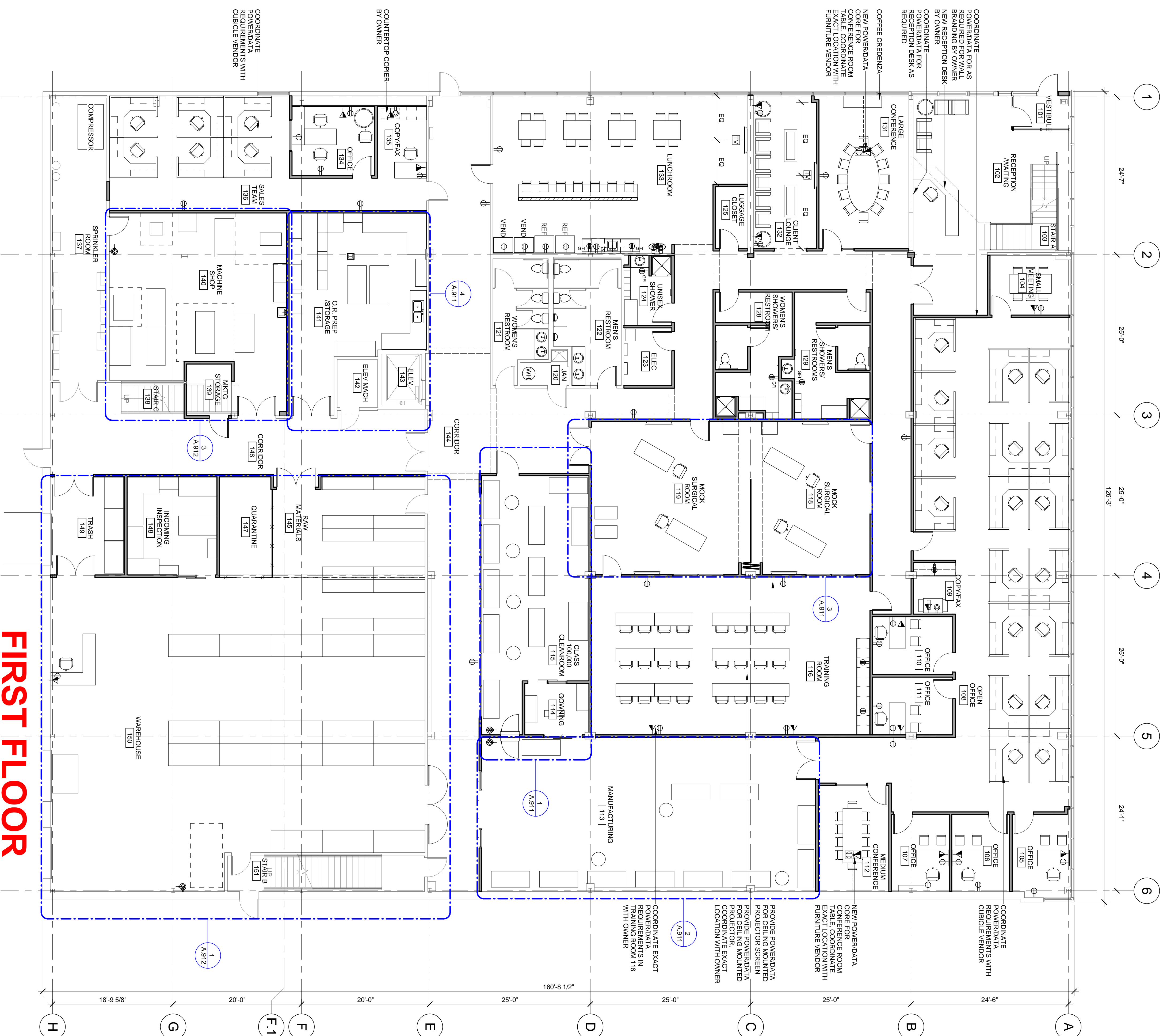
Stamp:

Project:	<b>Medrobotics</b>
Client:	Medrobotics 475 Paramount Drive 508.692.6104 www.medrobotics.com
ahp Project #:	16025
Scale:	As Noted
Issue:	Date: 09.06.15
Permit:	Date:
Revisions:	Date:

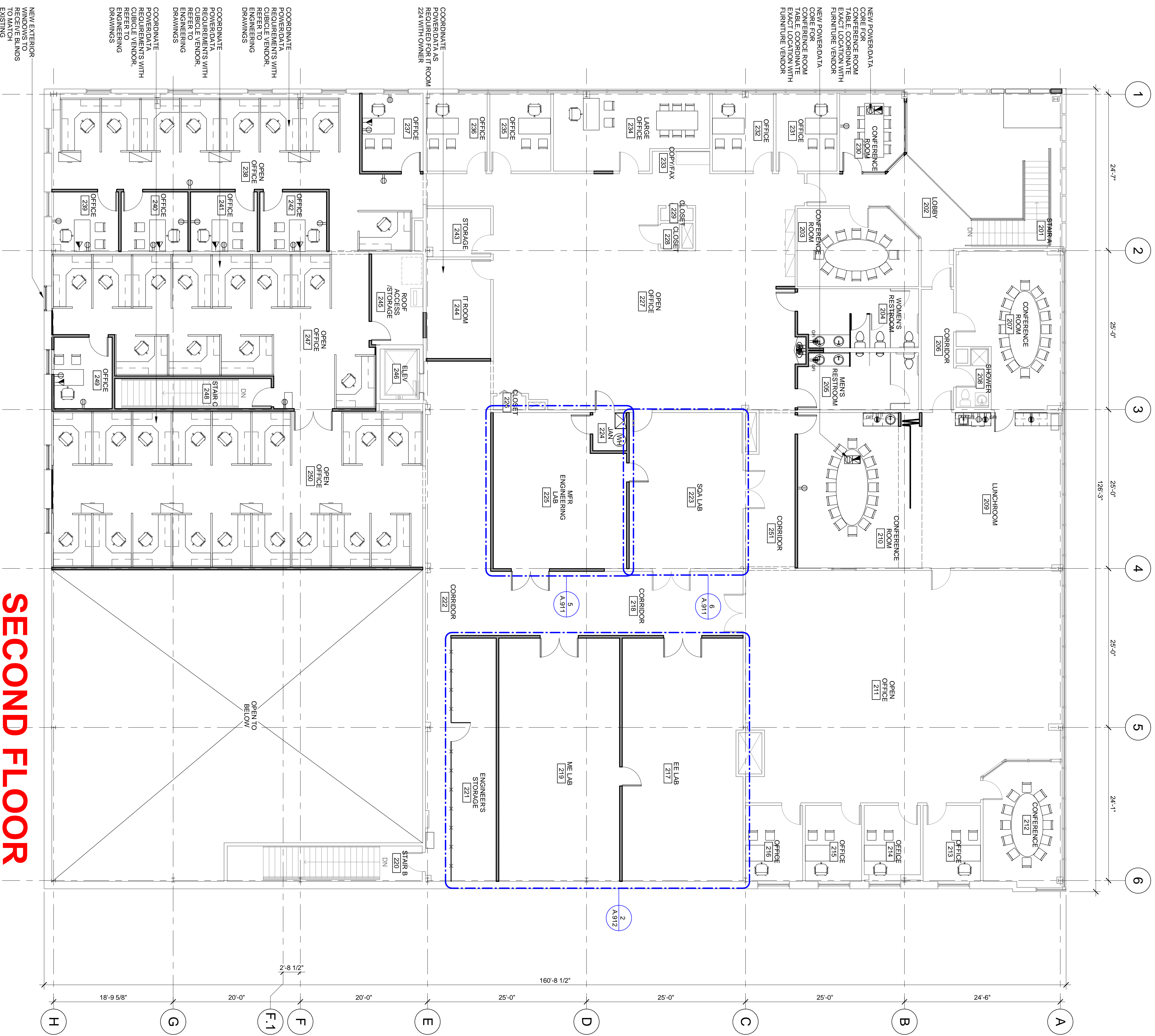
Drawing Title:  
FIRST FLOOR COORDINATION PLAN  
Sheet Number:  
**A.901**

**ahp** ARCHITECTS  
CREATIVE THINKING  
20 Chambliss Street, Chelmsford, MA, 01824  
Tel: (978) 244.1100 Fax: (978) 244.1191  
www.ahparchitects.com

1 FIRST FLOOR COORDINATION PLAN



1/8" = 1'-0"



# SECOND FLOOR

1 SECOND FLOOR COORDINATION PLAN  
1/8" = 1'-0"

**Notes:**

ELECTRICAL LEGEND	
⊕	DUPLEX OUTLET - CENTER OF OUTLET AT 18" AFF
⊕	DUPLEX OUTLET - CENTER OF OUTLET AT 4" ABOVE CENTER OF TV COORDINATE HEIGHT WITH OWNER
⊕	DUPLEX OUTLET (G.F.I.) - CENTER OF OUTLET AT 18" AFF
⊕	DUPLEX OUTLET (G.F.I.) - CENTER OF OUTLET AT 4" ABOVE BACKSLASH ON AT 48" AFF
⊕	DUPLEX OUTLET (FLOOR MOUNTED)
⊕	QUADRAPLEX OUTLET - CENTER OF OUTLET AT 18" AFF
⊕	DEDICATED DUPLEX OUTLET - CENTER OF OUTLET AT 18" AFF
⊕	DEDICATED DUPLEX OUTLET (CEILING DROP)
⊕	COMBINATION TELEPHONE / DATA JACK - CENTER OF OUTLET AT 18" AFF
⊕	COMBINATION TELEPHONE / DATA JACK - CENTER OF OUTLET AT 18" AFF
TV	PLASMA TV, FINISHED BY TENANT. INSTALLED BY GC. GC TO PROVIDE RECESSED DATA AND AV AS REQUIRED. COORDINATE WITH OWNER, TYPICAL.

**ELECTRICAL NOTES**

- ELECTRICAL SUBCONTRACTOR IS TO PROVIDE ALL STRINGS AND JUNCTION BOXES FOR ALL DATA LINES, TYPICAL.
- ARCHITECTURAL PLANS DERICT ELECTRICAL OUTLET TYPES AND LOCATIONS. COORDINATE WITH OWNER FOR FINAL OUTLET TYPES AND LOCATIONS TO BE DETERMINED BY ELECTRICAL ENGINEER.
- ELECTRICAL OUTLETS AND COVER PLATES TO BE WHITE.
- GC TO COORDINATE NEW OUTLET REQUIREMENTS WITH EXISTING OUTLET LOCATIONS.

**GENERAL NOTES**

- EQUIPMENT BY OWNER UNO
- FURNITURE BY OWNER UNO

**Stamp:**

Project:  
**Medrobotics**  
 475 Paramount Drive  
 Raymham, MA 02767  
 Client:  
 Medrobotics  
 475 Paramount Drive  
 Raymham, MA 02767  
 508.892.6104  
 ahp Project #: 15025  
 Scale: As Noted



Issue:	Date:
Permit:	08/08/15
Revisions:	Date:

Drawing Title:  
 SECOND FLOOR COORDINATION PLAN  
 Sheet Number:  
**A.902**

**ahp ARCHITECTS**  
 CREATIVE THINKING  
 20 Chelmsford Street, Chelmsford, MA 01824  
 Tel: (978) 244.1100 Fax: (978) 244.1191  
 www.ahparchitects.com

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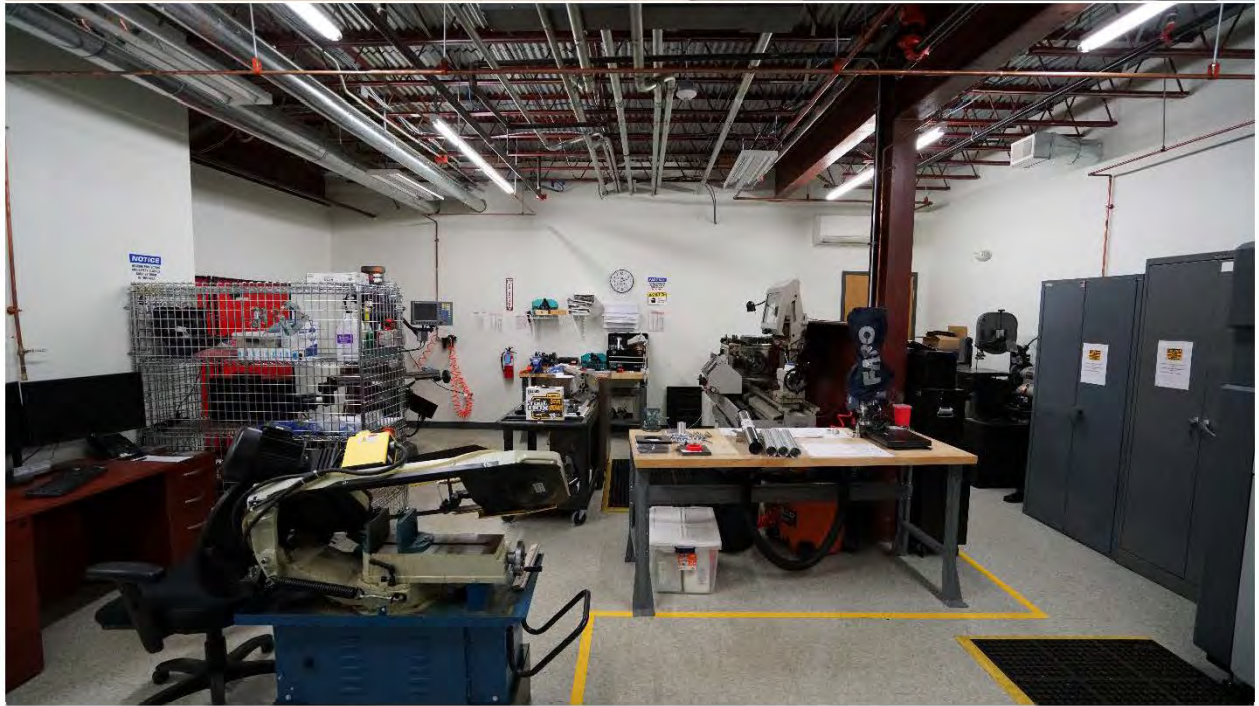














**PROPOSED IMPROVEMENTS**

SCALE 1" = 30 FEET

NOTE: ALL RADII SHOWN ARE ALONG THE GUTTER LINE.

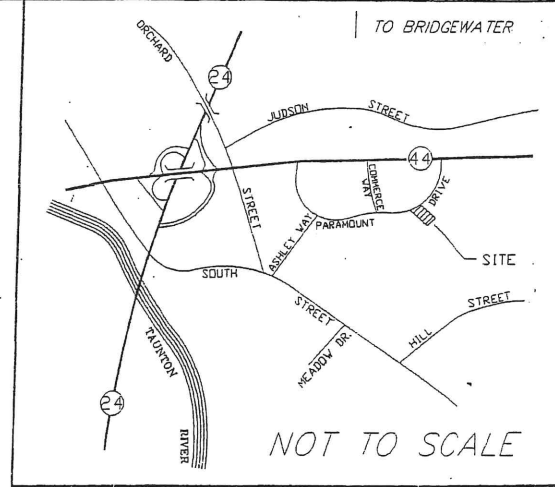
**ZONING:** DESIGNATED DEVELOPMENT DISTRICT

**BUILDING SETBACKS:**

FRONT: 100'

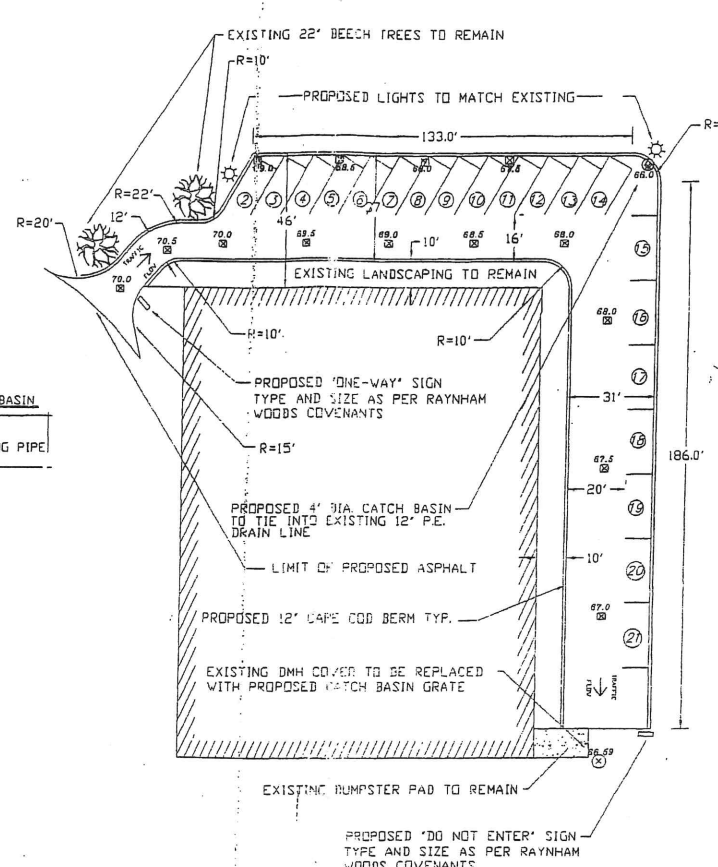
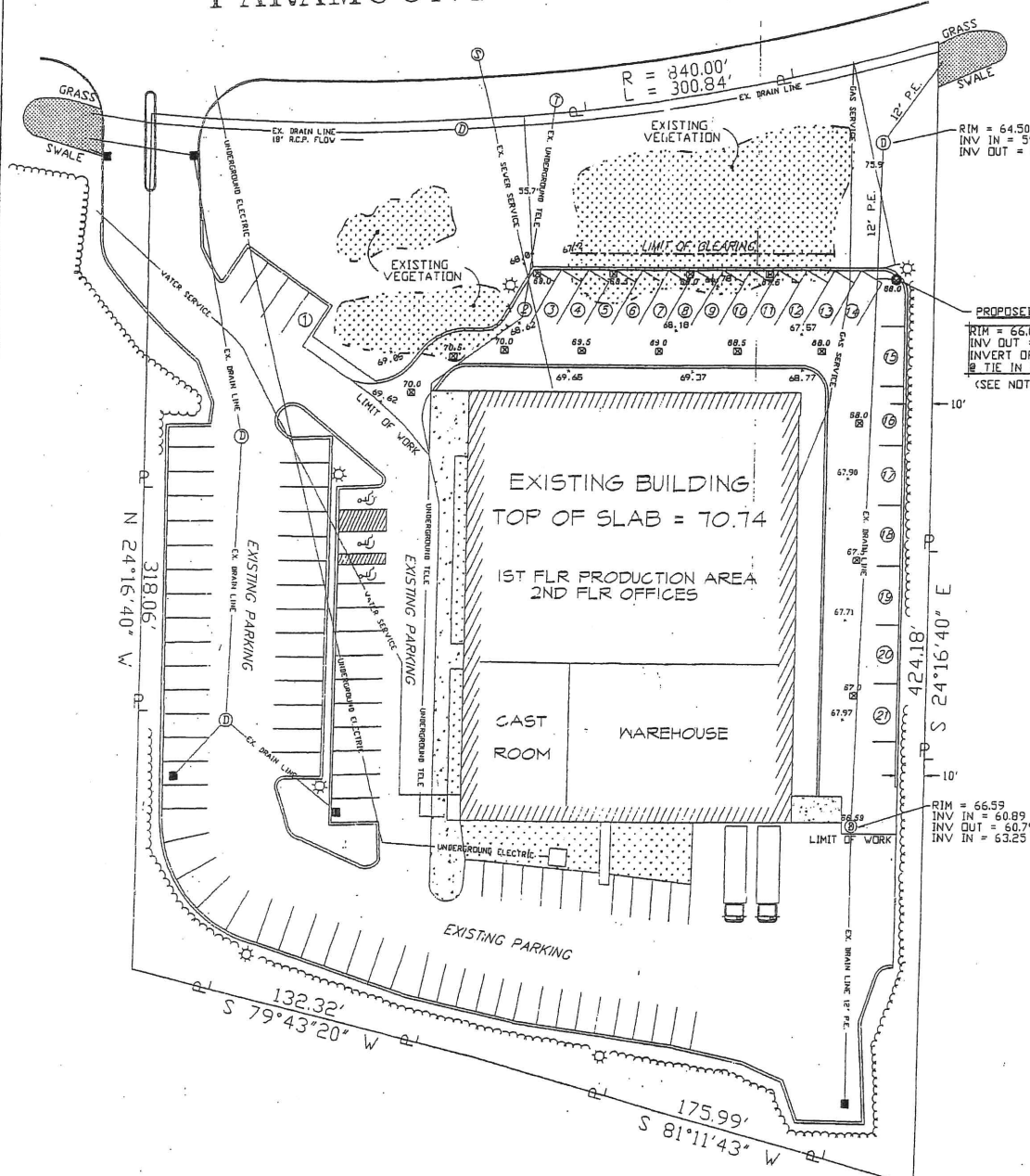
SIDE: 50'

REAR: 50'

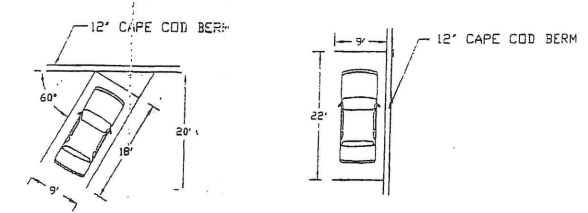


LOCUS MAP

**PARAMOUNT DRIVE**



**PROPOSED PARKING**  
SCALE 1" = 15 FEET



**LEGEND**

- EXISTING VEGETATION
- EXISTING CATCH BASIN
- DRAINAGE MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- PROPOSED CATCH BASIN

**PARKING**

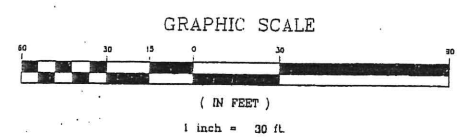
- EXISTING PARKING:**  
57 SPACES @ 9' x 18'  
24 SPACES @ 7.5' x 15'  
TOTAL EXISTING PARKING = 81 SPACES  
TOTAL REQUIRED PARKING = 81 SPACES
- PROPOSED ADDITIONAL PARKING:**  
14 SPACES @ 9' x 18'  
7 SPACES @ 9' x 22'  
TOTAL PROPOSED PARKING = 21 SPACES

**REFERENCES**

1. AS BUILT PLAN PREPARED FOR C&B CONTRACTORS, INC. SCALE 1"=40', DATED JUNE 16, 1997, PREPARED BY ARTHUR F. BORDEN & ASSOCIATES, INC. 302 BROADWAY, UNIT 1A- RAYNHAM, MA.
2. SITE DEVELOPMENT PLAN PREPARED FOR CWB CONTRACTORS, INC. SCALE 1"=40', DATED AUGUST 28, 1997, PREPARED BY ARTHUR F. BORDEN & ASSOCIATES, INC. 302 BROADWAY, UNIT 1A- RAYNHAM, MA.
3. RAYNHAM WOODS COMMERCE CENTER PROTECTIVE COVENANTS, OWNERS GUIDELINES AND ZONING BY-LAWS PARAMOUNT DEVELOPMENT ASSOCIATES INC, 73 MT. WAYNE AVE, FRAMINGHAM, MA.

**NOTES**

1. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. "DIG SAFE" IS TO BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION TO MARK ALL UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL.
3. CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND THE PLANS PRIOR TO COMMENCING WORK TO PROTECT HIS INTEREST. IF ANY CONDITION OR ITEM IS NOT SATISFACTORILY EXPLAINED OR SHOWN ON THE PLANS, HE IS TO CONTACT THE ENGINEER AND GET RESOLUTION IMMEDIATELY.
4. ALL DRAINAGE COMPONENTS ARE TO WITHSTAND H-20 WHEEL LOADS.
5. CARE SHALL BE TAKEN TO ENSURE WATER TIGHT SEALS AT CATCH BASIN INLETS AND OUTLETS TO PREVENT INFILTRATION OF SEDIMENT AND FUTURE SETTLEMENT OF GRADE OR PAVEMENT.
6. ALL NATIVE SOILS USED AS BACKFILL SHALL BE FREE OF ORGANIC MATERIAL AND COMPACTED TO 85% AASHTO DENSITY.
7. CONSTRUCTION IS TO BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.
8. PROPOSED PARKING LOT TO BE CONSTRUCTED WITH A 8" PROCESSED GRAVEL BASE, A 1.5" BINDER COARSE AND A 1.5" TOP COARSE OF BITUMINOUS ASPHALT.
9. THE SETBACKS REQUIRED BY THE RAYNHAM WOODS COMMERCE CENTER, PROTECTIVE COVENANTS, WERE REDUCED TO MAXIMIZE THE EXISTING VEGETATIVE BUFFER BETWEEN THE PROPOSED PARKING LOT AND THE EXISTING PARAMOUNT DRIVE AND TO REDUCE THE AMOUNT OF DISTURBANCE TO THE SURROUNDING AREAS.
10. THE PROPOSED CATCH BASIN IS TO MATCH THE EXISTING 4" DIAMETER CONCRETE BLOCK CATCH BASINS.
11. PROPOSED CATCH BASIN GRATES ARE TO MATCH EXISTING CATCH BASIN GRATES.
12. THE PROPOSED 12" CAPE COD BERM SHALL MATCH THE EXISTING CAPE COD BERM.
13. ANY DISTURBED LANDSCAPING WHICH IS NOT PAVED SHALL BE RETURNED TO ITS ORIGINAL CONDITION TO PREVENT EROSION.
14. TIE IN FOR PROPOSED CATCH BASIN SHALL BE MADE DIRECTLY TO THE EXISTING 12" P.E. CORRUGATED PIPE BY MEANS OF A 12" P.E. TEE AND A SPILT COUPLING BOTH SHALL BE H-20 RATED.
15. THE EXISTING DRAINAGE MANHOLE COVER LOCATED NEAR THE EXISTING DUMPSTER PAD IS TO BE REPLACED WITH A CATCH BASIN GRATE WHICH MATCHES EXISTING. THIS WILL ALLOW COLLECTION OF RUN-OFF FROM THE PROPOSED ASPHALT BEHIND THE BUILDING.
16. PROPOSED PAVED TRAVEL WAY WILL REPLACE THE EXISTING MULCHED FIRE ACCESS PATH. THE OLD PATH SHALL BE ALLOWED TO REVERT BACK TO NATURAL VEGETATION.



CLIENT AVON ZATEC	475 PARAMOUNT DRIVE RAYNHAM WOODS COMMERCE CENTER RAYNHAM, MASSACHUSETTS SCALE: 1" = 30 FEET DATE: 10/15/98 PREPARED BY: M.J.P.	NO. DATE REVISIONS	<p><b>R.J. COHEN</b> Engineering Associates</p> <p>Civil and Environmental Engineering</p> <p>1117 Main Street West Warwick, RI 02893 (401)821-8420</p>	
PROJECT PARKING FACILITY EXPANSION				
DRAWING TITLE SITE PLAN				

Clyne