

**FOR LEASE**

INDUSTRIAL PROPERTY



# RIVERSIDE BUSINESS PARK

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*For More Information*

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# RIVERSIDE BUSINESS PARK



## PROPERTY DESCRIPTION

Welcome to Riverside Business Park, a 121,756 Square Foot Approved Industrial Development just minutes from Boston. Planned for 24 - flex warehouse bays and 60,000 SF warehouse. Located within 3 minute drive-time to Route I-93 and the Braintree Split, the site offers excellent access to and from Boston as well as points west and South via Route 128/95.

## PROPERTY HIGHLIGHTS

- 60,000 SF Warehouse Build to Suit
- 1,800 - 45,360 SF Flex Space Available
- 9,000 SF Warehouse w/Grade Level Doors
- 8,200 SF Existing 6-Bay Warehouse
- Easy Access to I-93 (3 Min) and Boston (15 Min.)

## OFFERING SUMMARY

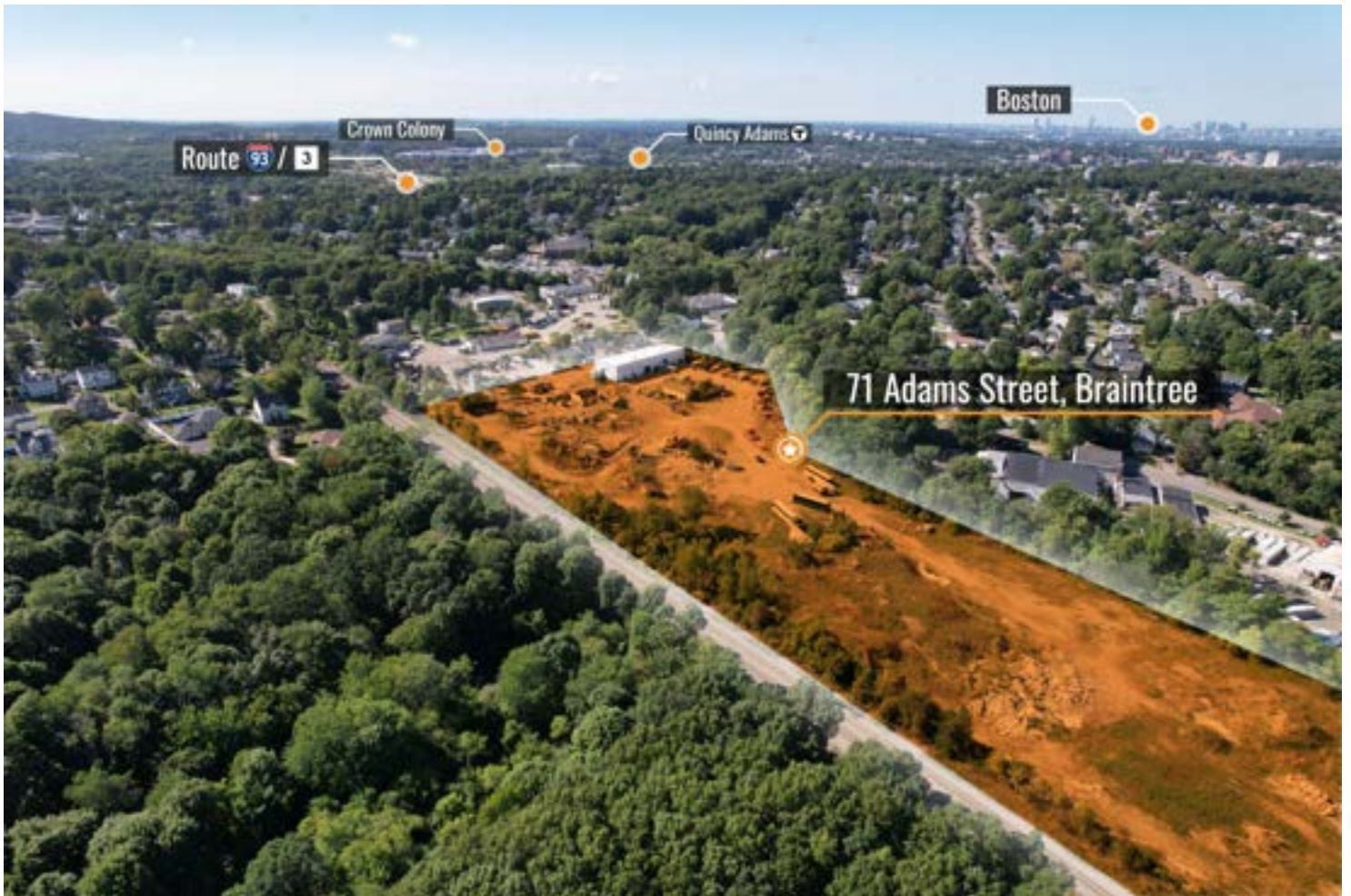
Lease Rate:	Negotiable
Available SF:	9,000 - 59,194 SF
Lot Size:	16.12 Acres
Building Size:	121,756 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,854	46,770	95,852
Total Population	14,537	107,498	229,623
Average HH Income	\$82,866	\$75,823	\$79,669

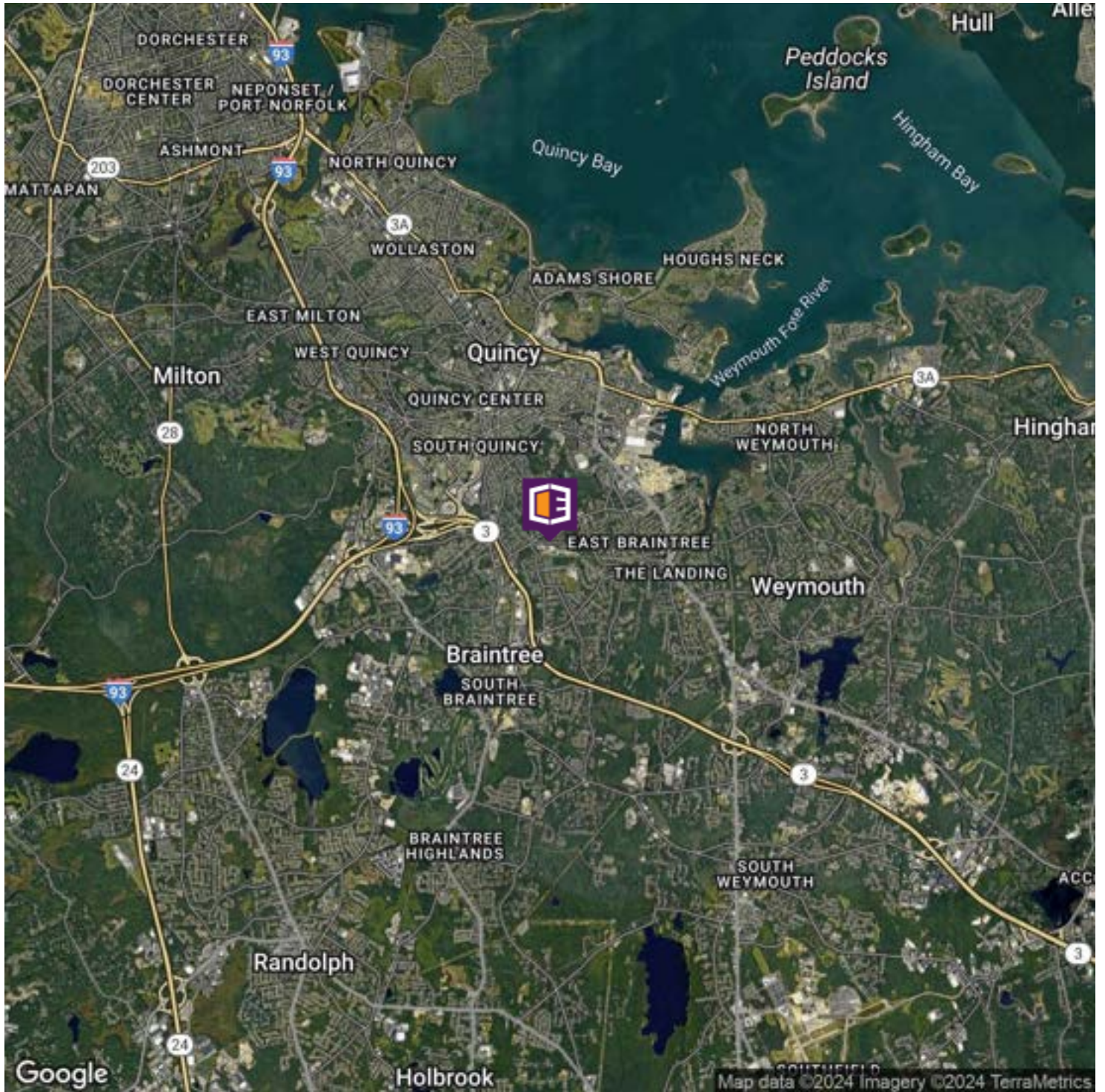
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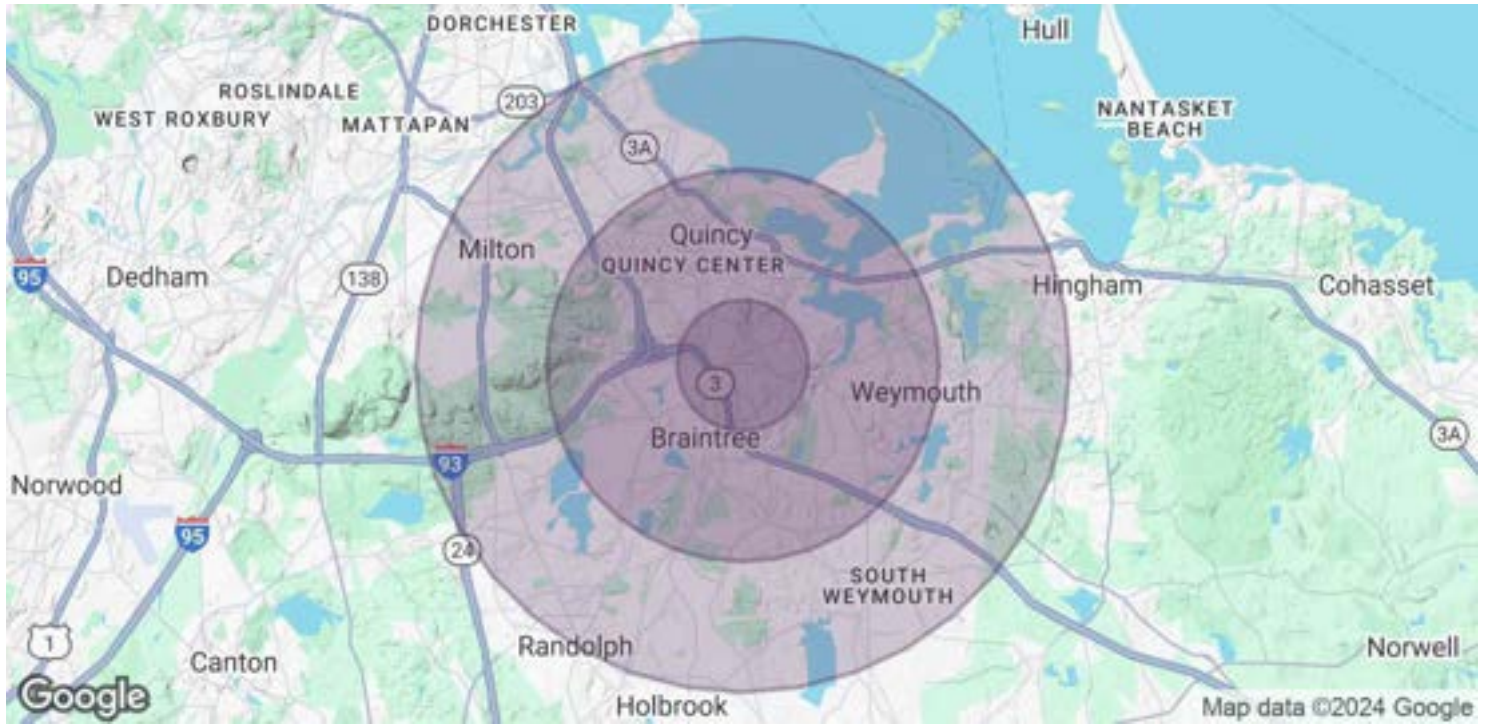
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,537	107,498	229,623
Average Age	39.5	40.2	39.9
Average Age (Male)	38.5	38.4	38.5
Average Age (Female)	40.6	41.7	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,854	46,770	95,852
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$82,866	\$75,823	\$79,669
Average House Value	\$446,703	\$385,657	\$390,489

\* Demographic data derived from 2020 ACS - US Census