

20K SF +/- AVAILABLE FOR LEASE

70 SHAWMUT ROAD  
CANTON, MA 02021

MANSARD

# Property Details



Lease Rate

**\$17.95 SF/YR**

## OFFERING SUMMARY

Building Size:	49,920 SF
Available SF:	5,000 - 20,000 SF
Lot Size:	4.34 Acres
Year Built:	1984
Zoning:	LI- Limited Industrial
Market:	Boston

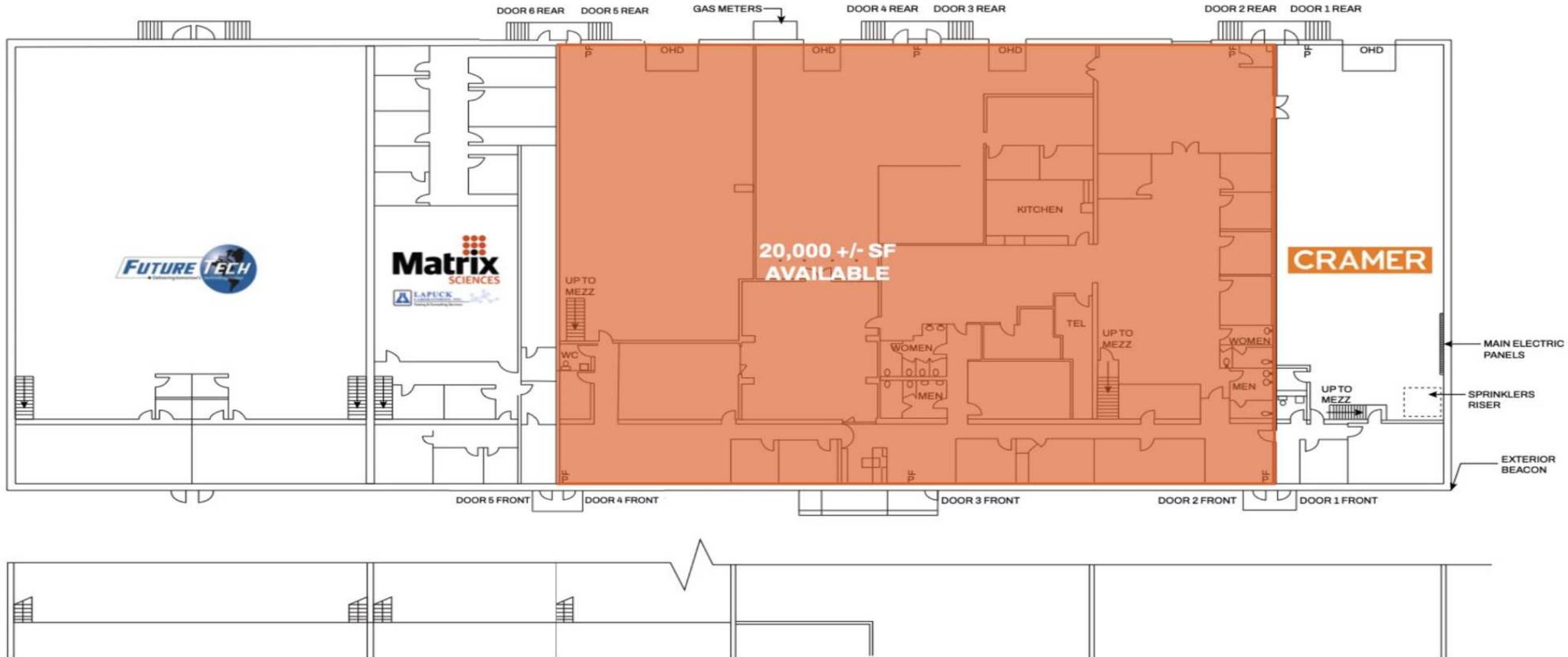
## PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 70 Shawmut Road, Canton, MA. Boasting LI Limited Industrial zoning, the property supports diverse uses including research-lab, warehouse/distribution, and manufacturing. With a generous clear ceiling height of 18' 11", it offers ample vertical space for operational efficiency. A parking ratio of 2.06 spaces per 1,000 SF provides ample parking for employees and visitors alike. Spanning 20,000 SF, the property is primed for flex, warehouse, and R&D requirements, ensuring versatility for a range of business needs. Don't miss the chance to elevate your operations in this premier industrial space, meticulously designed to accommodate your business objectives.

## INVESTMENT HIGHLIGHTS

- LI Limited Industrial zoning supports versatile uses
- A/C warehouse options available for temperature-sensitive operations
- Clear height of 18' 11" for efficient storage
- Parking ratio of 2.06 spaces per 1,000 SF for ample parking
- Subdivides to 5k to 20k SF, providing flexible layout options
- Ideal for research-lab, warehouse/distribution, and manufacturing businesses
- Modern and well-maintained facility for professional operations

# Floorplan: 5k to 20k SF Options



## Additional Photos

