

# Lackey Dam

## Logistics Center



**For Lease or Sale**

**3 Lackey Dam Road, Uxbridge, MA**

**±179,122 SF**

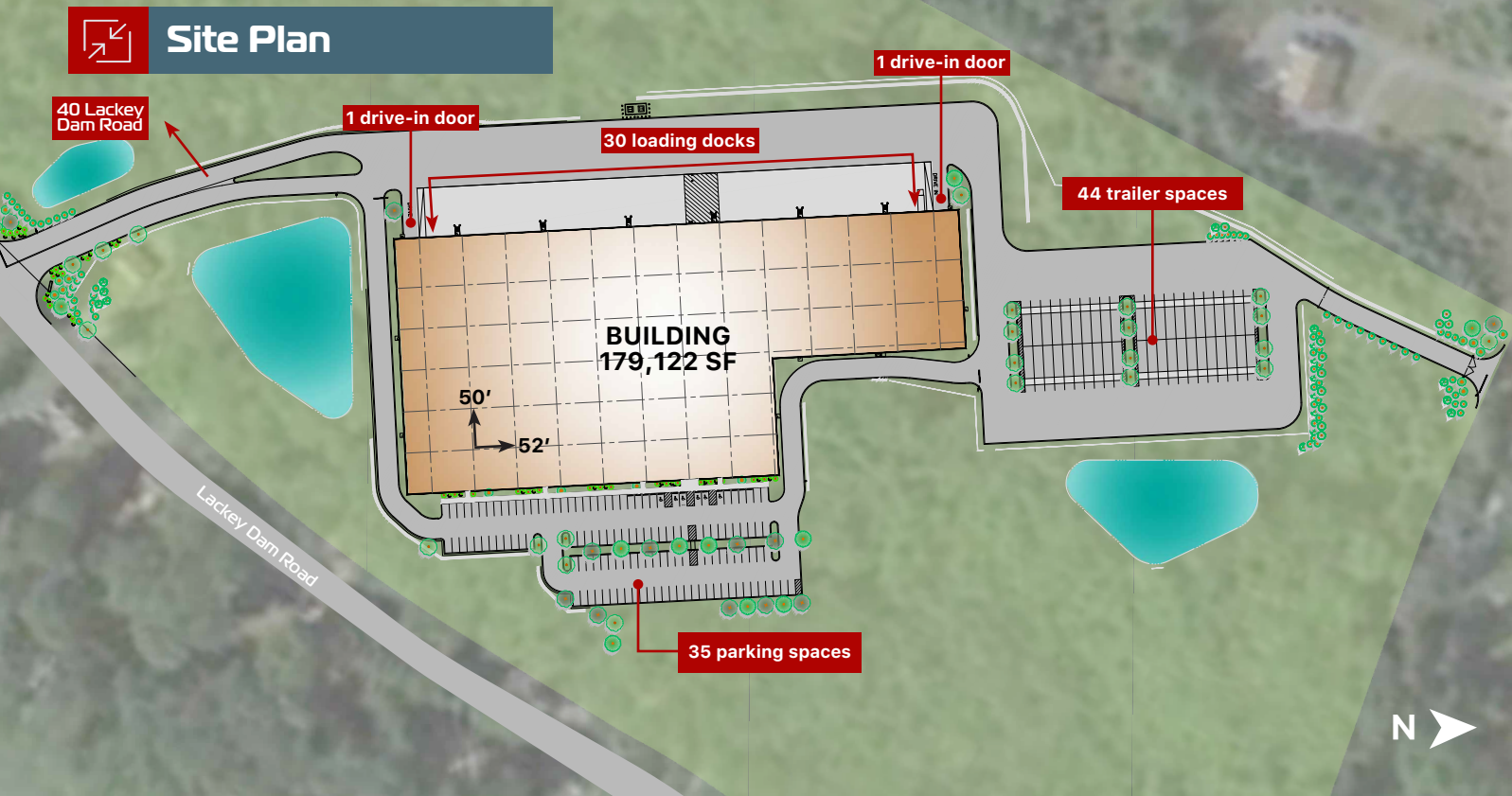
**of Distribution Space Available**

**BEST-IN-CLASS**

New Construction  
Build-to-Suit  
Opportunity



## Site Plan



## Building Highlights

### ■ Square Footage

±179,122 SF

### ■ Bay Sizes

52' x 50' (typical) with 60' speed bay

### ■ Clear Height

32'

### ■ Auto Parking

135

### ■ Trailer Parking

44 spaces

### ■ Truck Court

130'

### ■ Exterior Walls

Tilt-up concrete wall panels

### ■ Structural Steel

Gray tube steel columns and joists supporting white roof deck

### ■ Slab Construction

7" Unreinforced concrete, 4,000psi

### ■ Vapor Barrier

10 Mil vapor barrier under future office space

### ■ Dock Doors

Thirty (30) 9' x 10' overhead doors; ability to add 8 additional dock doors

### ■ Overhead Doors

Two (2) 12'x14" motorized roll-up doors

### ■ Dock Equipment

Fifteen (15) dock equipment packages

### ■ Mechanical Dock Levelers

40,000 lb. seals, electrical duplex for dock light

### ■ Roofing

60 mil TPO roof; R-30 insulation

### ■ HVAC

Heat for freeze protection only; code minimum ventilation

### ■ Fire Protection

ESFR

### ■ Electrical Service

2,000-amp, 480/277-volt, 3-phase, 4-wire service and house panel

### ■ Lighting

Warehouse lighting to achieve 30 FC average at 3' AFF (no racking)

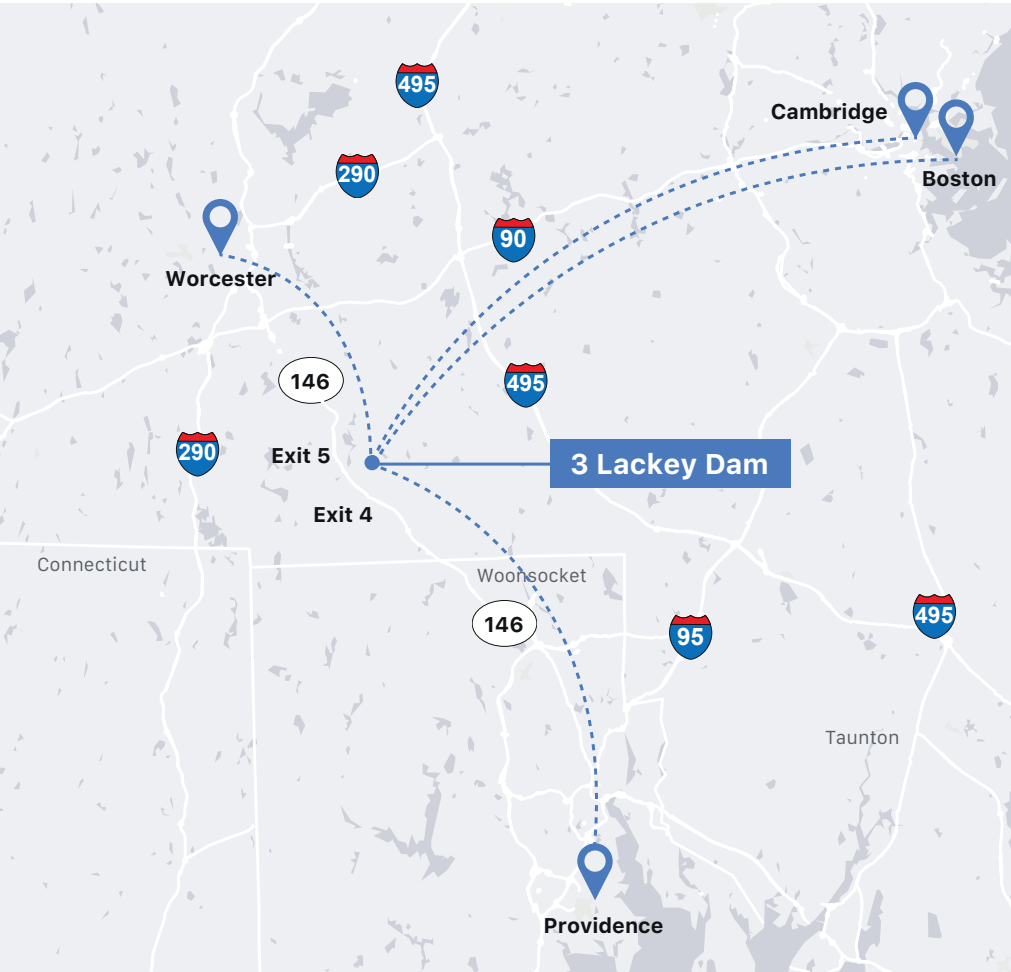
### ■ Office Per Tenant Specs

2,000 SF of office with 2 offices, a conference room for 8-10 people, kitchenette and office bathrooms as well as warehouse bathroom

### ■ Utilities

Water- Town of Douglas (12" water main)  
Sewer- Town of Douglas (4" water main)  
Gas- Eversource  
Electric- National Grid

 **Regional Access**



**Distance to**

**Boston**  
55 Min | 52 Miles

**Cambridge**  
50 Min | 49 Miles

**Providence**  
30 Min | 26 Miles

**Worcester**  
20 Min | 13 Miles

**Mass Pike Exit 10/Rt 90**  
10 Min | 10 Miles

**3 Lackey Dam Road is located immediately off of Exit 4 on Route 146.**

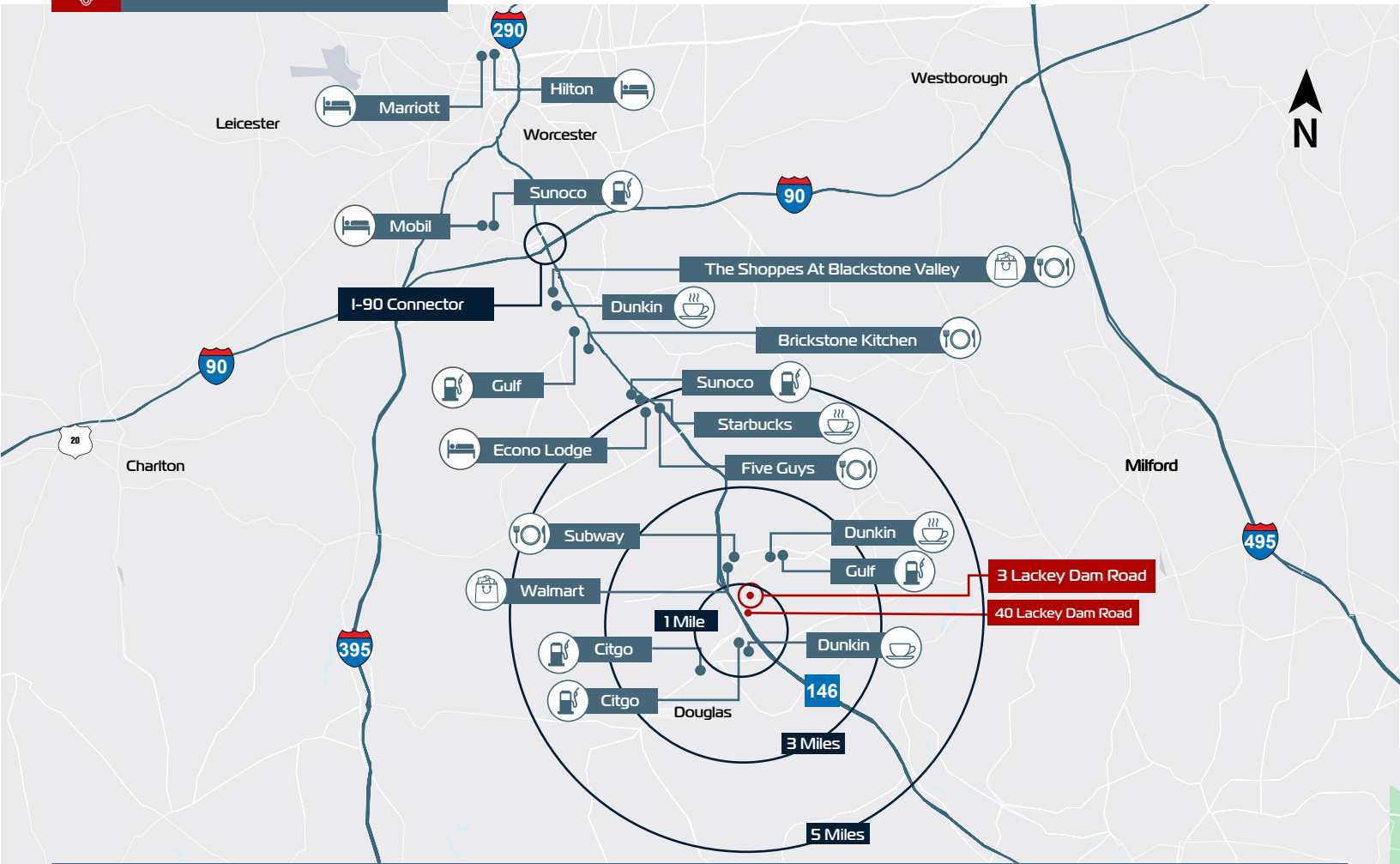
 **Aerial**



**Lackey Dam**  
Logistics Center



# Local Amenities



Workplace Demographics	20 Miles	30 Miles
Population	996,587	2,389,427
Total Employees	503,249	1,250,351
Median Household Income	\$79,713	\$80,354

## Contacts

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