

# The Premier Infill Master Planned Industrial Park

READVILLE  
YARD



50 Industrial Drive, Boston

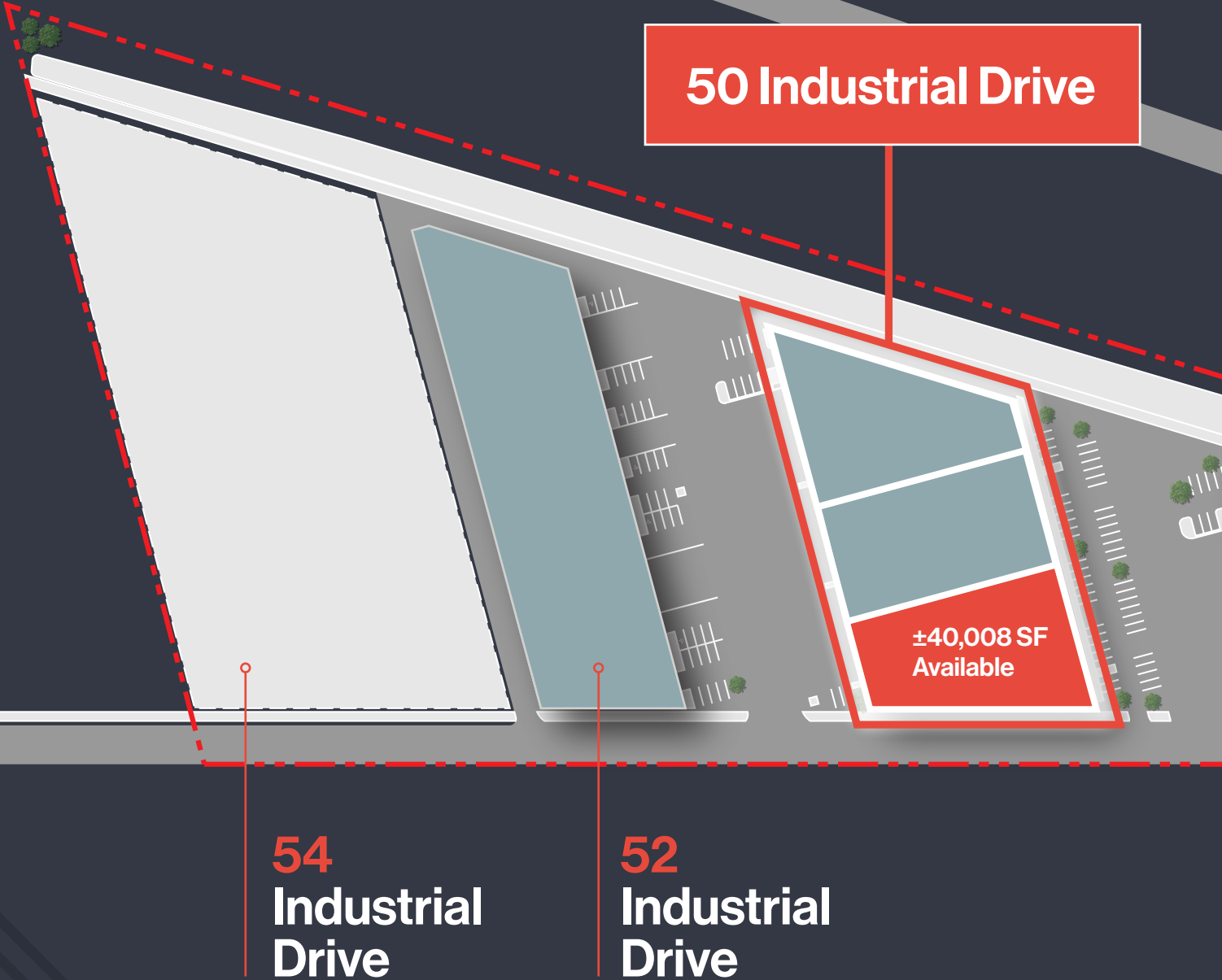
±40,008 Available



**CBRE**

INTERCONTINENTAL

# Park Site Plan

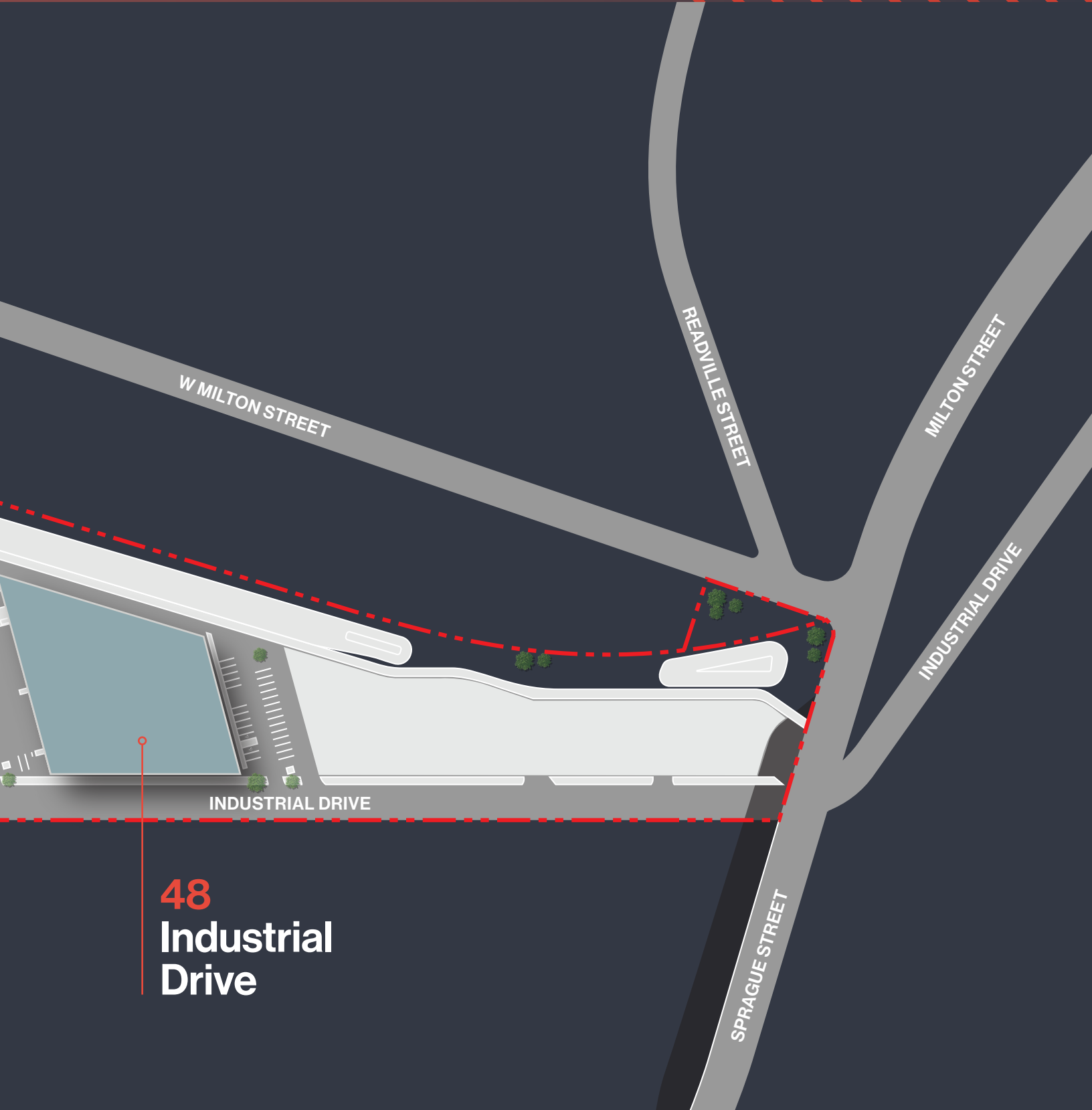
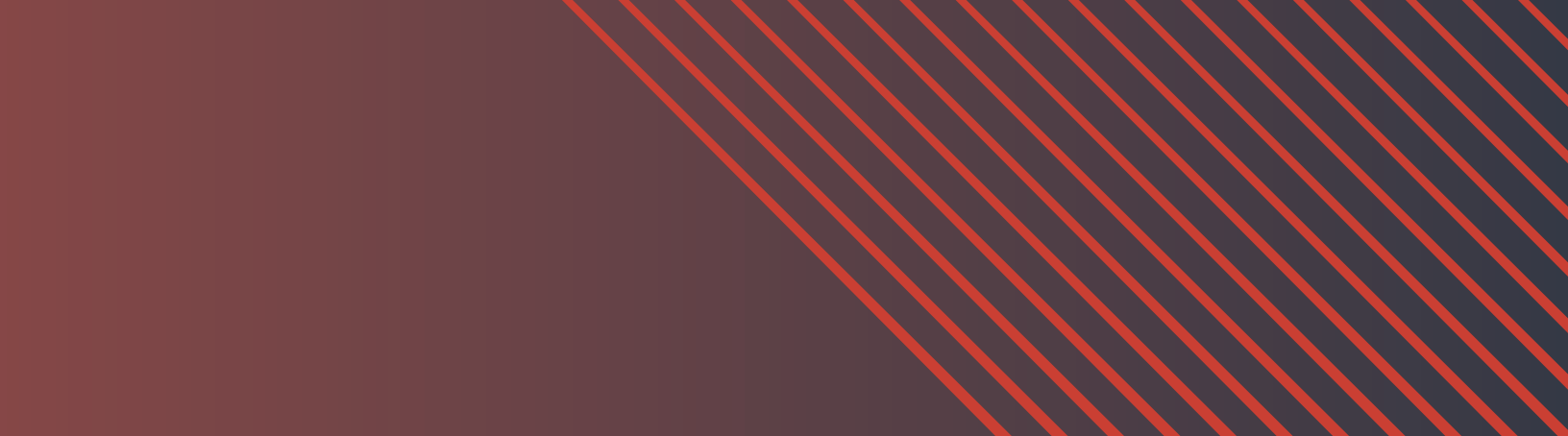


**50 Industrial Drive**

**±40,008 SF  
Available**

**54 Industrial Drive**

**52 Industrial Drive**



**48**  
**Industrial**  
**Drive**

# Building Specifications

**50 Industrial Drive | ±40,008 SF Available**

## TOTAL BUILDING AREA

±78,700 SF

## AVAILABLE

Warehouse: ±36,135 SF

Office: ±3,873 SF

## BUILDING DIMENSIONS

220' x 395'

## LAND AREA

±20.83 Acres

## CLEAR HEIGHT

28'-29' ; 34' to the deck

## COLUMN SPACING

±41'5" x 44'5"

## LOADING DOCKS

Six (6) tailboard docks

Expandable to nine (9) tailboard docks

## LIGHTING

LED

## POWER

700 amps, 480V, 3 phase  
(power to suite)

## SPRINKLERS

High density, high pile storage/  
ESFR

## PARKING

±1.00/1,000 SF parking ratio

## UTILITIES

**WATER & SEWER:** City of Boston

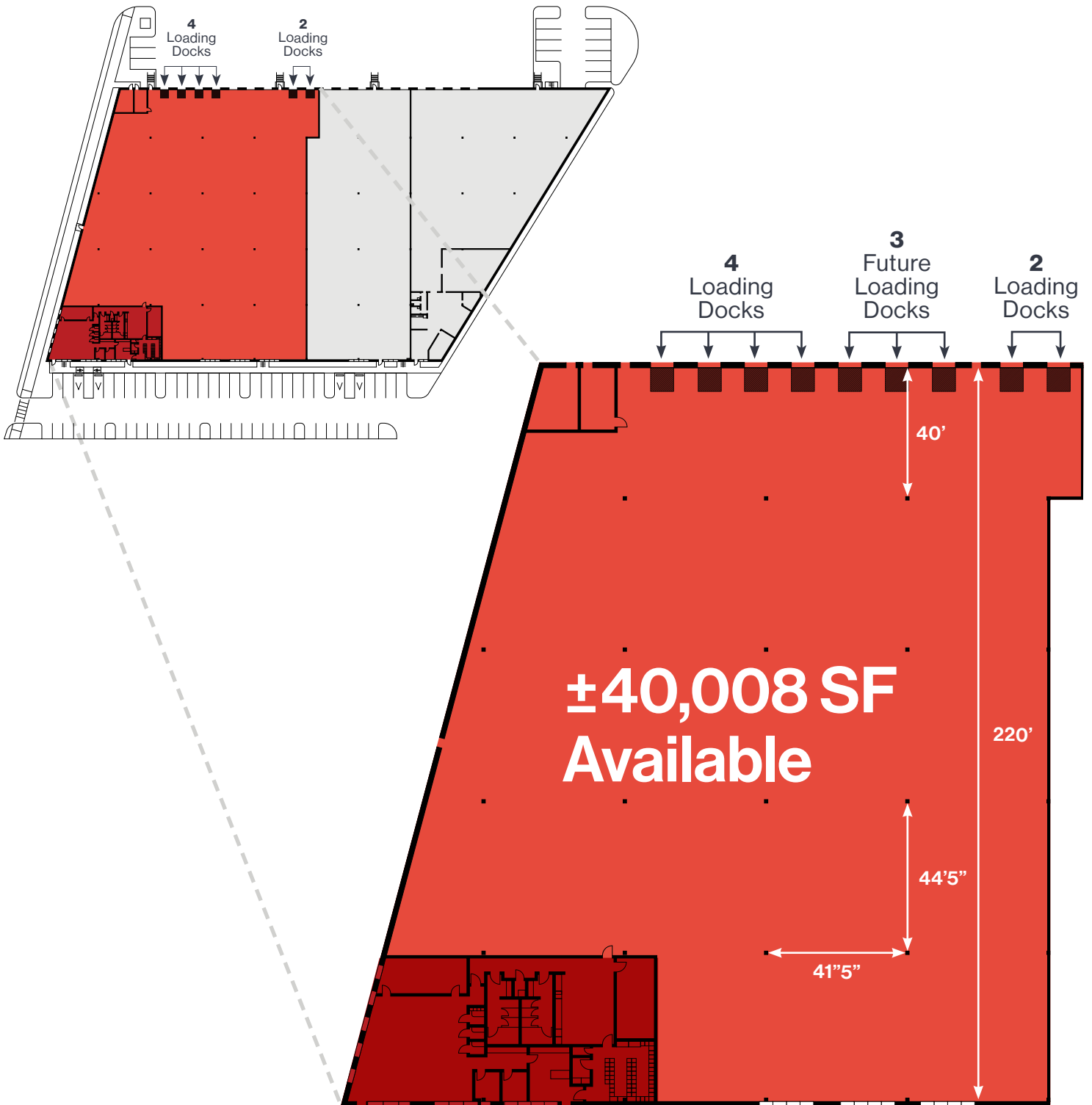
**ELECTRIC:** Eversource

**GAS:** National Grid

**±40,008 SF Available**



# Floor Plan



# Best in Class Infrastructure



Tailboard  
Loading

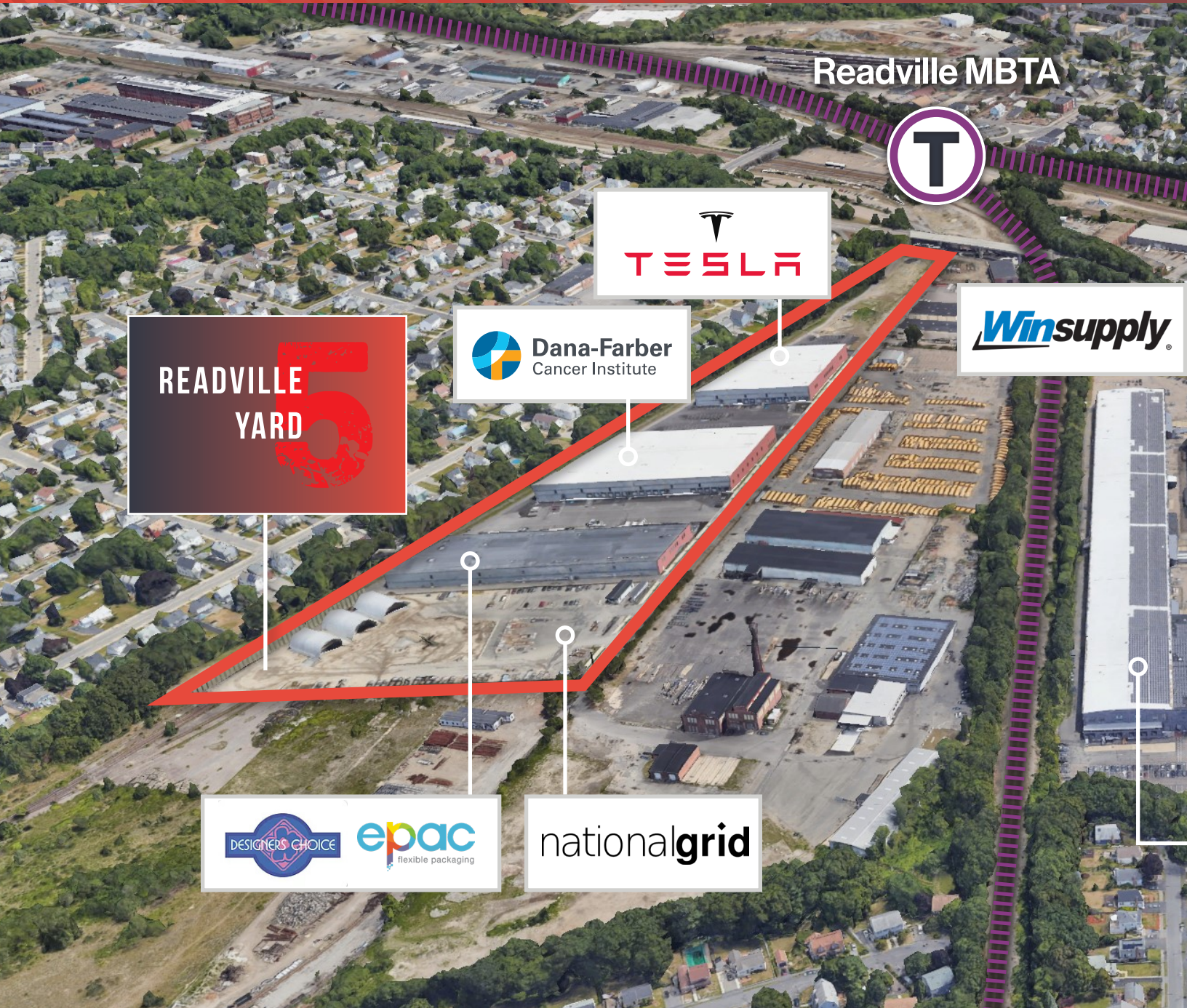


**28'**  
Clear  
Heights

**41' x 44'**  
Column Spacing

**2022 Construction**

# Corporate Neighbors



Readville MBTA








 Katsiroubas Bros.  
**EVERSOURCE**  
ENERGY

**HD SUPPLY**  
FACILITIES MAINTENANCE

**ABEX**  
Transportation | Warehousing | Logistics

  
THE RIDE

 **ROCK SPOT**  
CLIMBING

Bake Shop Quality  
**BOSTON BAKING**

**Amazon**

 **M·S WALKER**  
FINE WINES & SPIRITS SINCE 1933

**BOSTON PICKLE CLUB**  


**BOSTON UNIVERSITY**  **RR DONNELLEY**



# Access & Amenities



**LEGACY PLACE**

KINGS LEGAL BAR SEPHORA  
DESIGN & ENTERTAINMENT

SHOWCASE OPENWAG GAP lululemon

WHOLE FOODS LIFE ALIVE SHAKE SHACK J.CREW  
ORGANIC CAFE

BANANA REPUBLIC ANTHROPOLOGIE

pure barre Yard House WILLIAMS-SONOMA  
 sweetgreen ...AND MORE!

**READVILLE  
YARD 5**

**EXIT 15**  
2.7 MILES

2.6 MILES  
**EXIT 14**



128

**EXIT 13**

**AMTRAK**  
ROUTE 128 WESTWOOD



4.4 MILES

**NORWOOD  
MEMORIAL AIRPORT**



**UNIVERSITY STATION**

AMTRAK T Wegmans

ANTHONY'S COAL FRIED PIZZA CHIPOTLE Marshalls  
OPEN 24 HOURS MEXICAN GRILL

ROCK YOUR LIFE JOE'S Panera BREAD

DEL FRISCO'S GRILLE LIFETIME HEALTHY WAY OF LIFE Starbucks TARGET



# Location & Access

## BY CAR

Interstate 95	1 minute
Mass Pike	15 minutes
Interstate 495	20 minutes
South Station	30 minutes
Logan Airport	35 minutes

## BY TRAIN

Back Bay Station	8 minutes
South Station	15 minutes



Directly connected to the  
**MBTA Readville  
Commuter Rail Station**



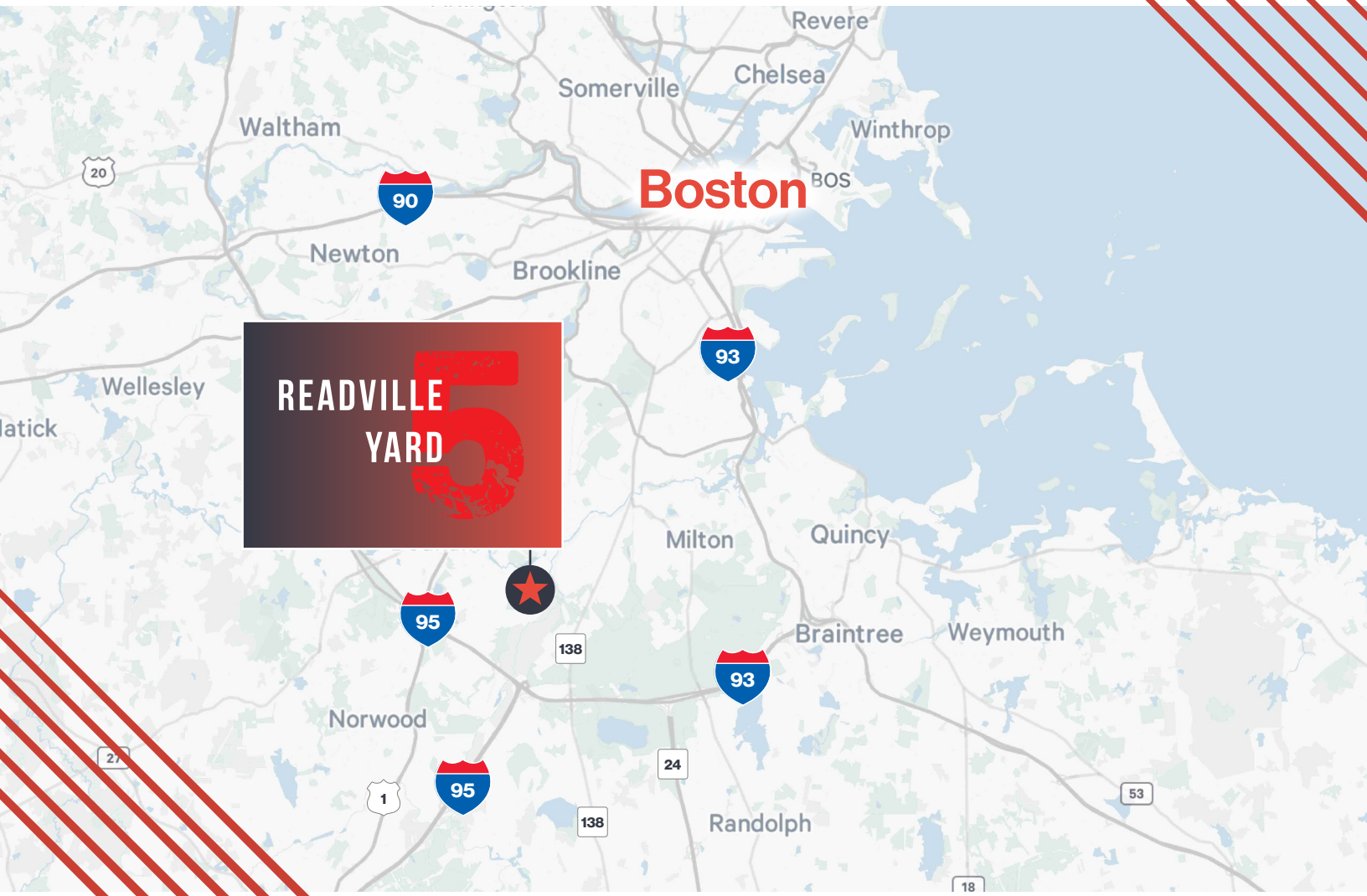
Minutes from  
**Legacy Place  
Shopping Center**



Quick access to  
**Route 128 and  
Interstate 95**

Year	0.25-Mile Radius		0.5-Mile Radius		1-Mile Radius	
	Total	YOY Growth	Total	YOY Growth	Total	YOY Growth
2024 # of Employees	764	0.79%	1,625	-1.22%	4,027	0.37%
2020 # of Employees	702	0.57%	1,487	-1.39%	3,956	-1.12%

Population Data	0.25-Mile Radius	0.5-Mile Radius	1-Mile Radius
2010 Population	595	3,708	12,411
2016 Population	528	3,137	13,556
2024 Population - Current Estimate	697	4,216	13,040
2029 Population - Five Year Projection	958	5,445	14,453
Act.Growth 2020-2024	-0.27%	-0.63%	-0.59%
Proj. Growth 2024-2029	6.57	5.25	2.08



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