

INDUSTRIAL BUILDING AND IOS SITE **FOR LEASE**

AVAILABLE LATE Q4 2026 - EARLY Q1 2027



825 GRANITE STREET

BRAINTREE, MASSACHUSETTS



72,751 SF



9.14 ACRES



IOS SITE

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PROPERTY OVERVIEW

Building Area	72,751 ± SF
Office Area	16,000 ± SF* *can be adjusted based on tenant need
Warehouse Area	56,751 ± SF
Ceiling Height	±16'-17' Clear
Loading	Three (3) Dock High Doors Ten (10) Drive-In Doors
Power	Braintree Electric 1,000 Amp, 277/480 V, 3 Phase
Sprinkler	Wet Pipe
Lighting	LED
Zoning	Commercial
Water/Sewer	Municipal - Town of Braintree
Real Estate Tax	\$118,208.27 (\$1.63/SF - FY 25)
Rate	MARKET





72,751 \pm SF Building

9.14 \pm Acre Site

6 \pm Acres Usable

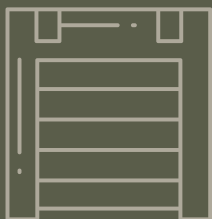
Zoning: Commercial

- Outdoor Storage/Laydown Space/Fenced Yard with Lighting
- On-Site Fuel
- Six (6) Truck/Vehicle Service Bays w/ Floor Drains/Gas Traps
- \pm 2.5 Acres IOS





LOADING



10 DRIVE-IN



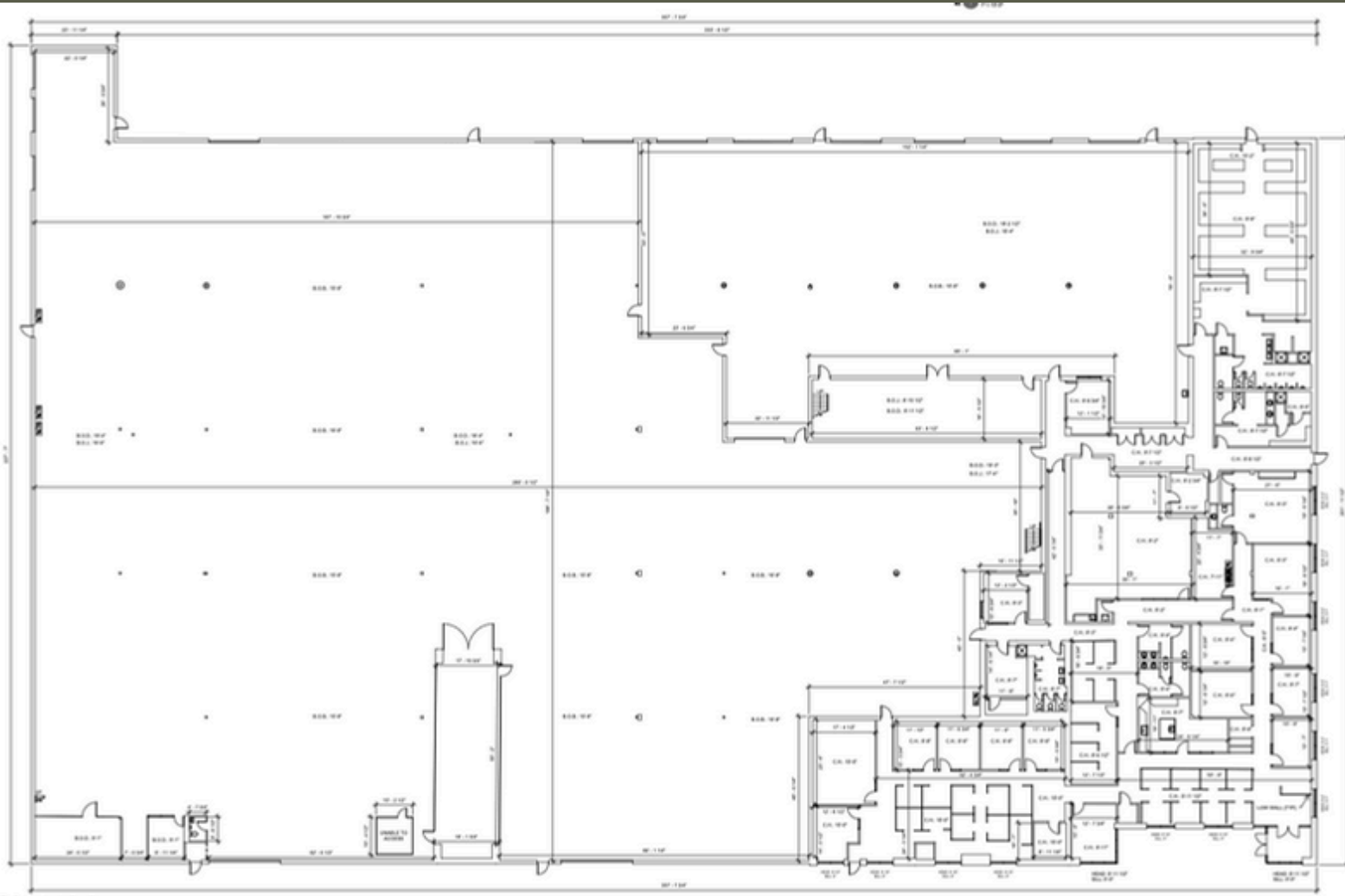
3 DOCK HIGH







The Conrad Group, Inc.
Commercial Real Estate Services



BUILDING AREA: 72,751 \pm SF

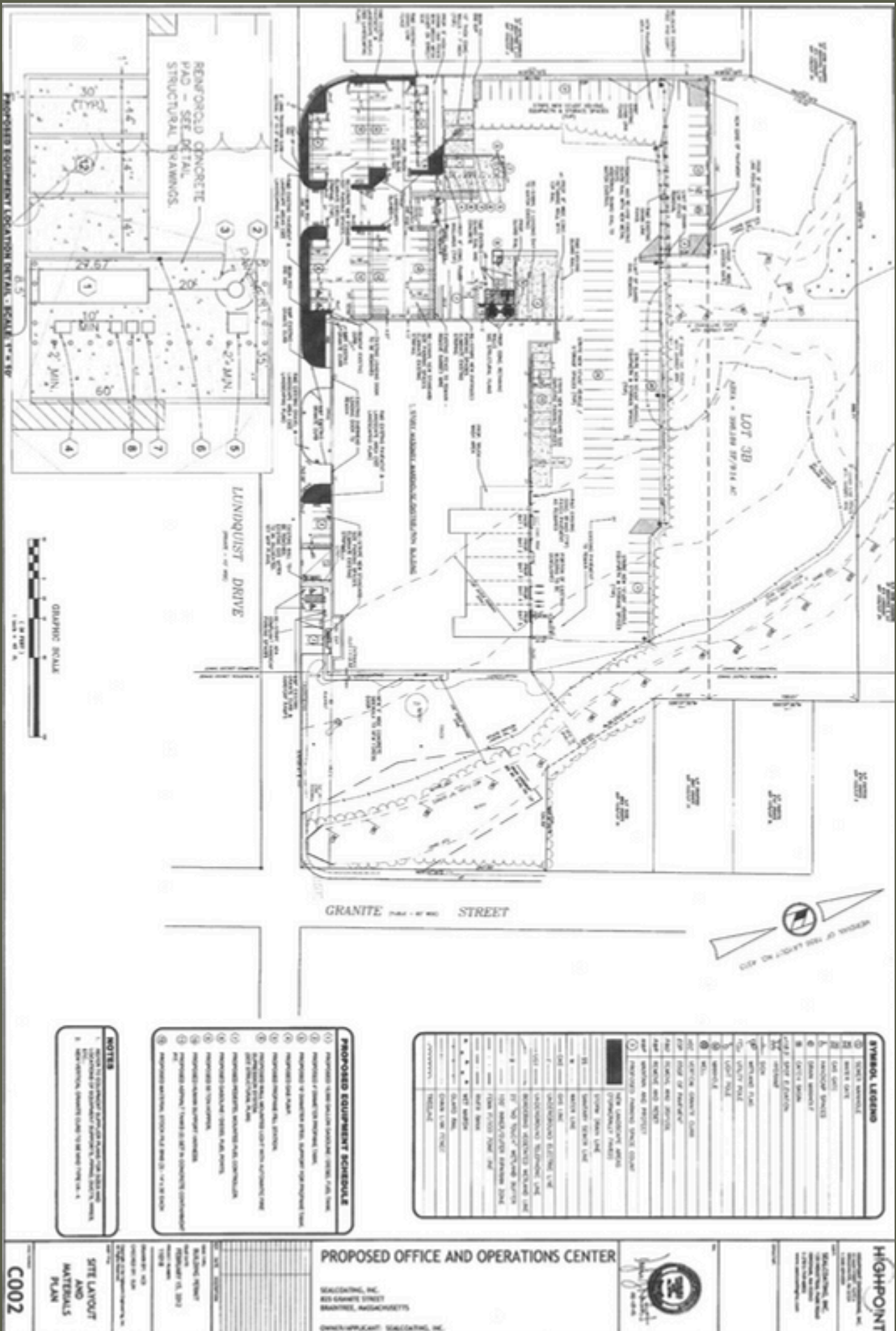
56,751 \pm SF WAREHOUSE

16,000 \pm SF OFFICE*

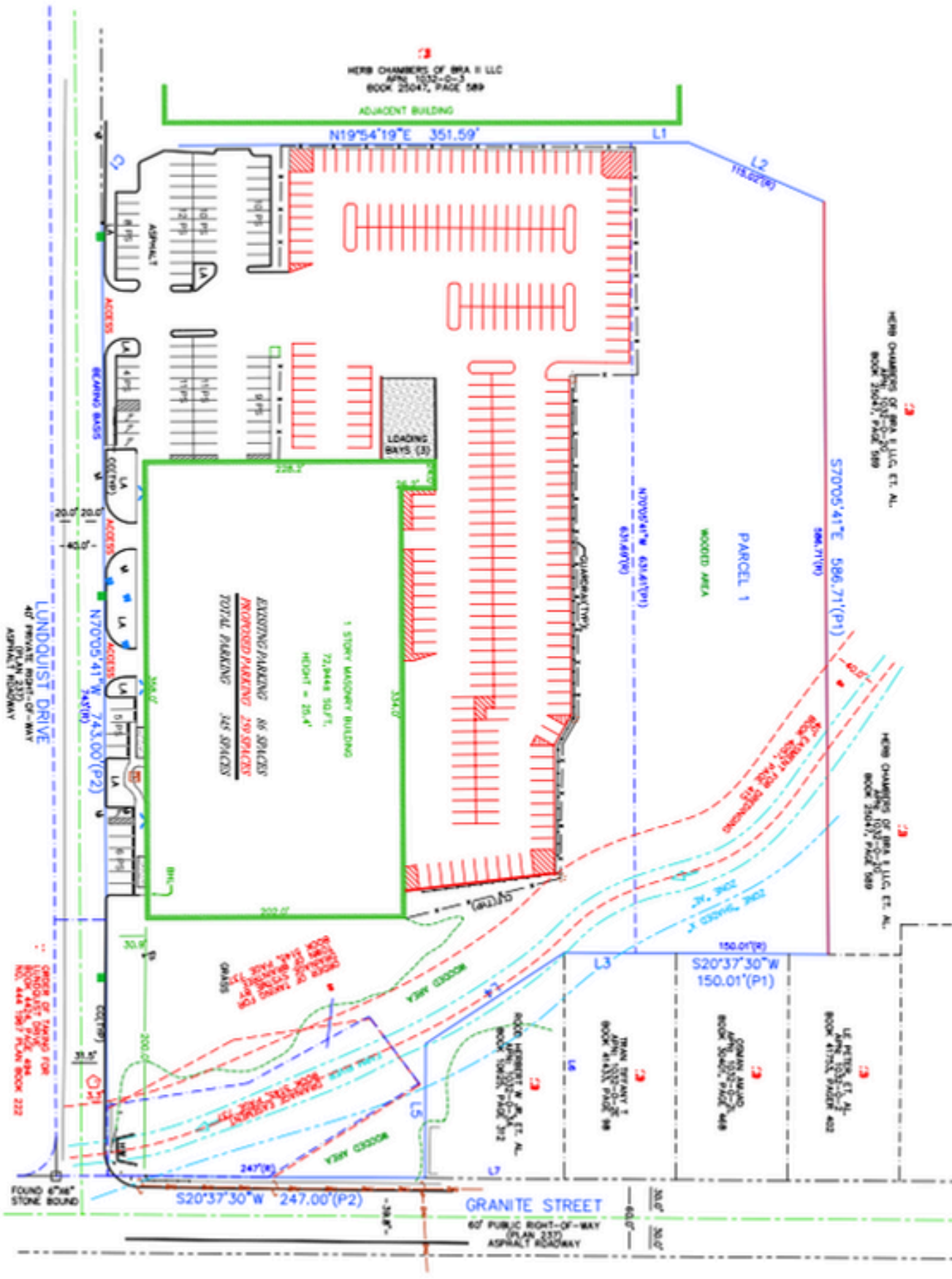
*can be adjusted based on tenant need

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ALTERNATE/PROPOSED PARKING LAYOUT



QUINCY

5 minutes
to rte 93



South Shore Plaza

3

BRAINTREE

Granite St

Granite Plaza



Braintree High School

RANDOLPH

Braintree Golf Course

Pond St

CORPORATE NEIGHBORS





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