

±36,400 SF INDUSTRIAL/FLEX/MANUFACTURING



LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

±36,400 SF INDUSTRIAL/FLEX/MANUFACTURING

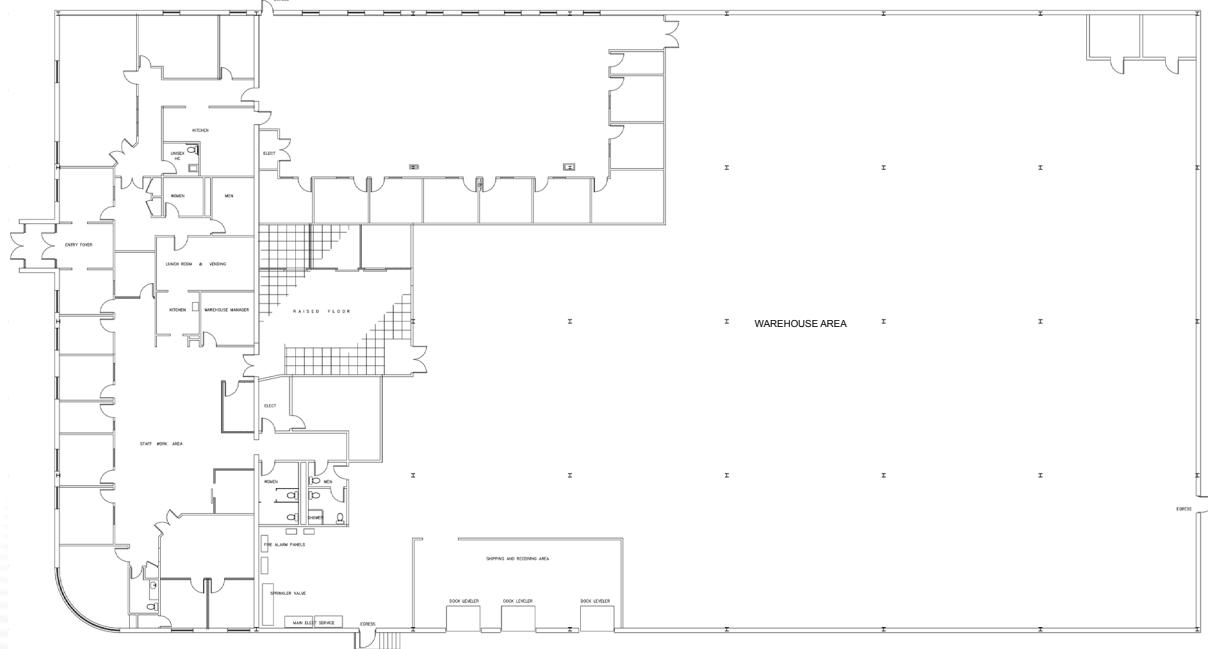
50 HUDSON ROAD

SHAWMUT INDUSTRIAL PARK, CANTON, MA 02021



50 Hudson Road in Canton, Massachusetts is a ±36,400 square foot industrial facility located within **Shawmut Park**, one of the area's premier industrial corridors. The property offers excellent regional accessibility, situated near I-95 and approximately 3.0 miles from I-93. Recent traffic improvements along Dedham Street further enhance access to the site, while capital upgrades include the installation of a new roof in 2025.

PROPERTY OVERVIEW



RBA	±36,400 SF (±6,000 SF Office/±30,000 SF Warehouse)
YEAR BUILT	1988
NO OF STORES	1
CLEAR HEIGHT	19'
COLUMNS	35'w x 35'h
POWER	1,200 amps/480v 3 phase
LOADING	3 tailboard loading doors; 2 - 8'w x 8'h and 1 - 10'w x 12'h
HVAC	Office is fully air conditioned; duct work in place
SPRINKLERS	100% wet
UTILITIES	Water & Sewer (Town of Canton)
GAS	Columbia Gas
ELECTRIC	Eversource
PARKING	55 spaces
ZONING	Industrial

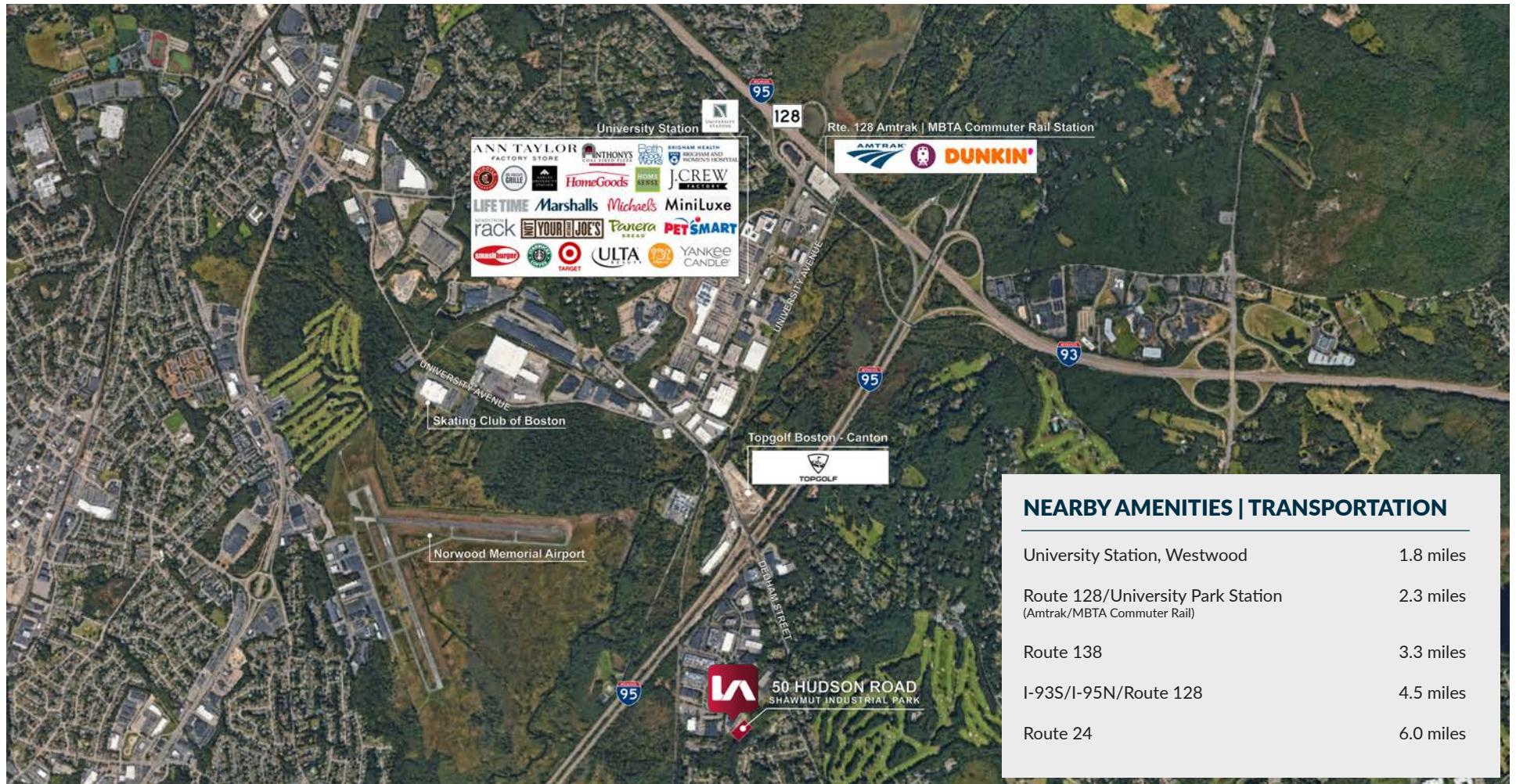


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