

±36,400 SF INDUSTRIAL/FLEX/MANUFACTURING

50 HUDSON ROAD

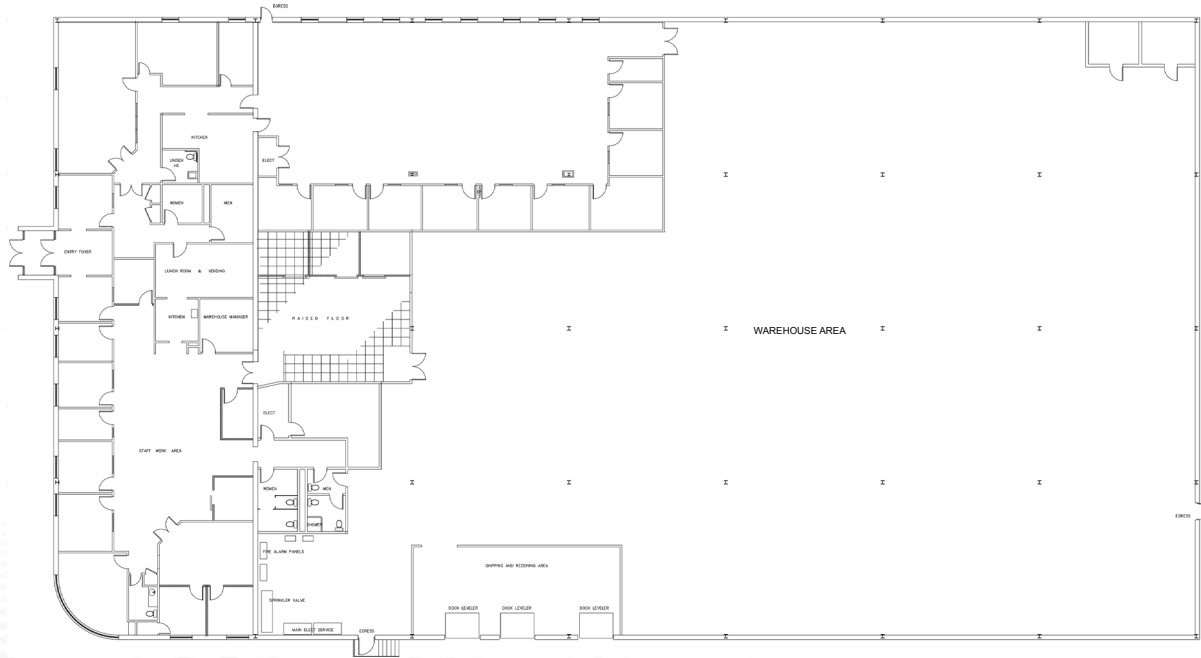
SHAWMUT INDUSTRIAL PARK, CANTON, MA 02021

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



50 HUDSON ROAD

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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

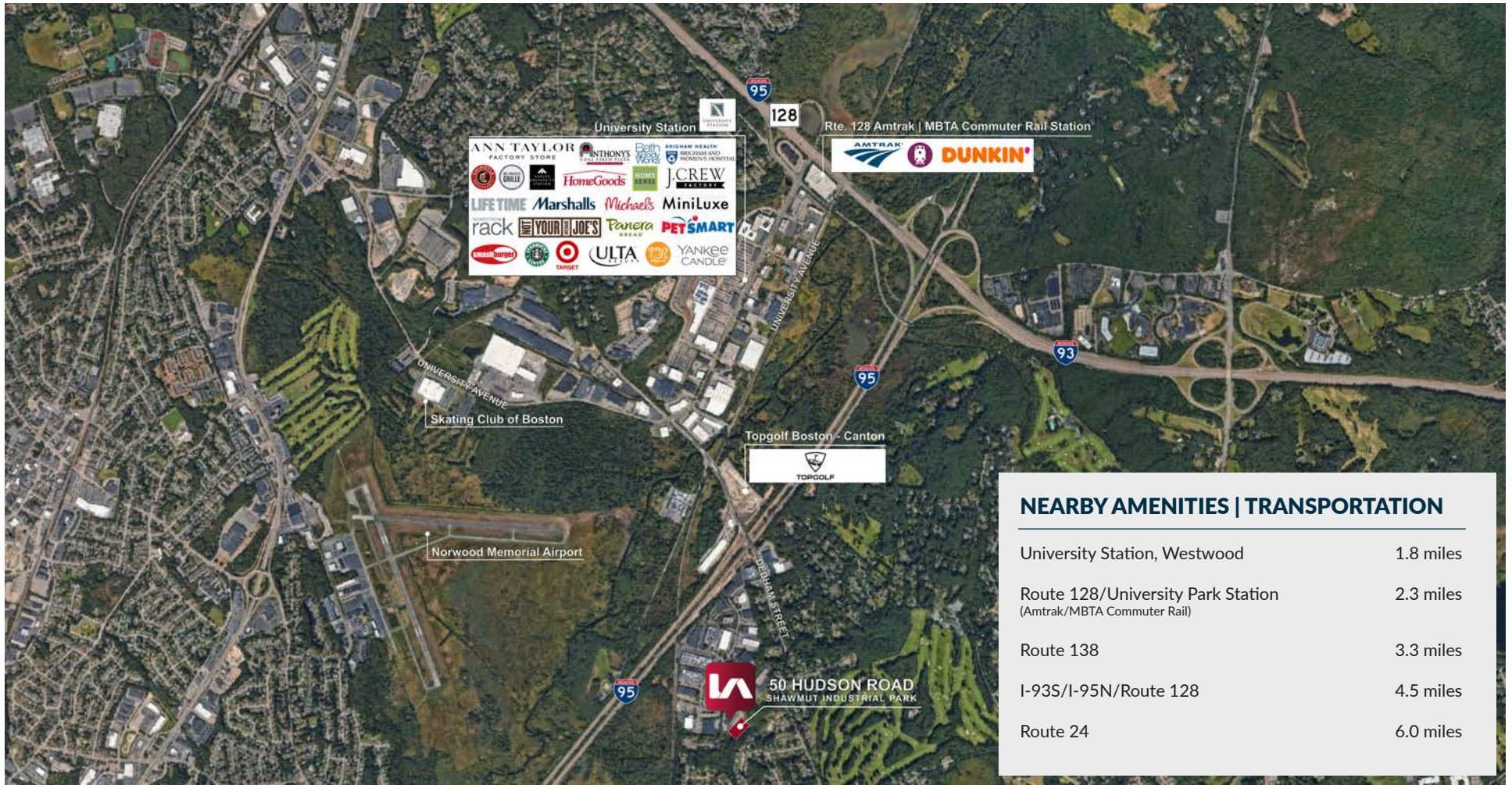


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NEARBY AMENITIES | TRANSPORTATION

University Station, Westwood	1.8 miles
Route 128/University Park Station (Amtrak/MBTA Commuter Rail)	2.3 miles
Route 138	3.3 miles
I-93S/I-95N/Route 128	4.5 miles
Route 24	6.0 miles



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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