

80 SHAWMUT ROAD

CANTON, MA

RENOVATIONS
UNDERWAY



±41,187 SF STANDALONE INDUSTRIAL/WAREHOUSE OPPORTUNITY



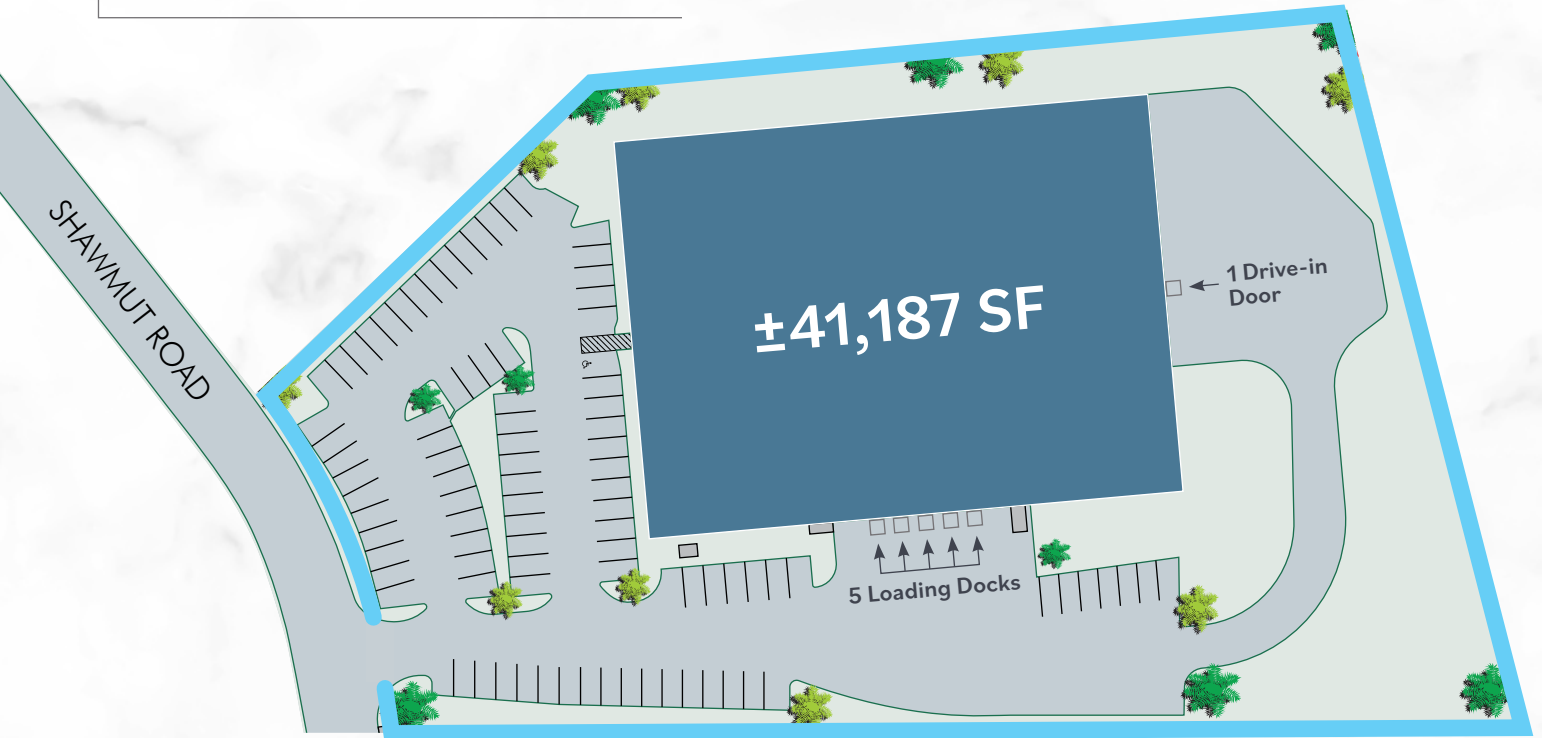
Property Description

CBRE's Industrial Team is pleased to present a rare opportunity to lease a standalone building at 80 Shawmut Road in Canton, Massachusetts. The building will be delivered in shell condition and features five loading docks, 20' clear height and ample parking. Ownership is underway with base building work consisting of new dock packages, new mechanical systems, brand new roof and white boxing of the interior space. Located within Shawmut Industrial Park, this single tenant building is situated just 0.5 miles from Interstate 95 and 2 miles from Interstate 93. Corporate neighbors include Boston Scientific, DXL Group, Amazon, Sonapar Distribution, The TJX Companies, Home Depot, DS Graphics, and United Postal Service.

PROPERTY SPECIFICATIONS

Total Building	Warehouse: ±41,187 SF Office: Built To Suit
Year Built	1971
Acreage	±4.58 Acres
Clear Height	20'
Loading	Five (5) Tailboard Loading Docks One (1) Drive-in Door
Parking	±1.60/1,000 SF (66 Spaces)
Truck Court Depth	90'
Column Spacing	35' x 35'
Power	800 Amps, 120/208V, upgradable to 277/480V
Sprinkler System	Wet Systems
HVAC	Gas Fired Heaters
Construction	Concrete
Utilities	
Gas	Eversource Energy
Electric	Eversource Energy
Water	Town of Canton

Site Plan



Upgrades Underway



New Roof



Mechanical

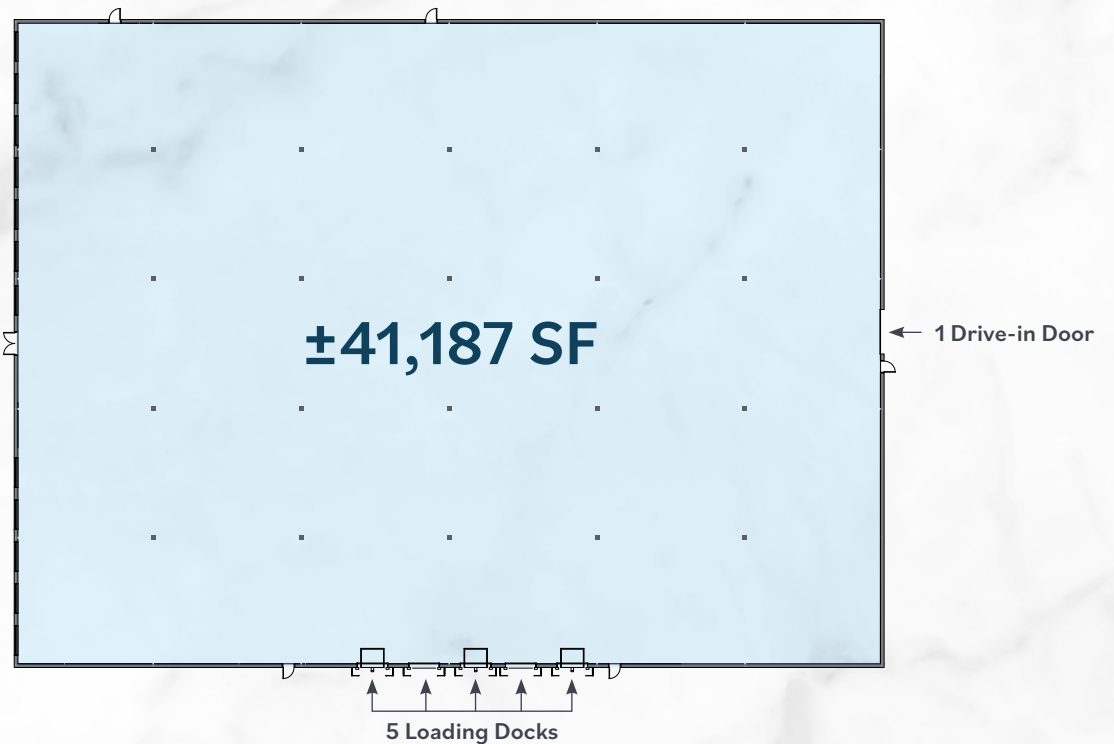


Whiteboxing



Dock Packages

Floor Plan



LEGACY PLACE



ALLMODERN

ANTHROPOLOGIE



CAVA J.CREW



PELTON pure barre

sweetgreen VUORI

WARBY PARKER

west elm



WILLIAMS-SONOMA



EXIT 29B

EXIT 29A



Sidewalks for pedestrian shoulders for bicyclists h added along Dedham Str

New traffic signals have b installed along Dedham Str

UNIVERSITY STATION



NORWOOD

MILTON



AMTRAK

COURTYARD
BY MARRIOTT

EXIT 2B

EXIT 1A



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CANTON



Brand new off ramp from I-95 northbound to Dedham Street was recently completed. Additionally, Dedham Street has been widened from two to four lanes and the Dedham Street bridge has been widened from two to five lanes.

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reet.



80 SHAWMUT ROAD

CANTON, MA

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	2.1 Miles
	4.2 Miles
	4.7 Miles
	27.5 Miles
	1.6 Miles
	3.7 Miles
	4.4 Miles
	9.4 Miles

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