

Offering Memorandum 135 Wood Rd, Braintree

Concept Rendering



For Sale or For Lease!

- Ideal for industrial, flex, logistics, office, R&D, education, medical, & food processing uses.
- Neighboring uses include home improvement, medical manufacturing, light industrial, hospitality, & education.

**Melissa
Chaput**

For More Information Contact:



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(603)591-5082



Building Features:

- Former distribution building with loading docks
- Clear heights 12-16' clear
- 1,200 AMP electrical service
- City water & sewer
- Wet sprinkler system
- 127 surface parking spaces
- Minutes to I-93

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HISTORIC WITH 20 DOCK DOORS



Opportunity Overview:

- Excellent visibility at the Braintree split
- 11 miles from Downtown Boston
- Compelling neighboring uses
- Braintree is pro-business
- Value-add opportunity
- Existing tenants to cover cost of carry through permitting

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