

Broadway Logistics Park

RAYNHAM, MA

FOR
LEASE

OVER ±900,000 SF
OF DEVELOPMENT



MASTER PLANNED INDUSTRIAL PARK

CBRE

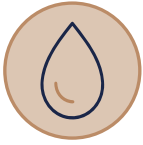
PARKWIDE SPECIFICATIONS

Broadway Logistics Park is Greater Boston's newest warehouse park, offering **best-in-class specifications** and **highway access**. The ±87 acre site will feature **five first-class, high-bay warehouses**, with the ability to accommodate up to 1 million square feet of development of industrial space. Situated between Boston and Providence, the Park's proximity to Route 24 and Interstate 495 allows easy access to major highways for both local and regional distribution.

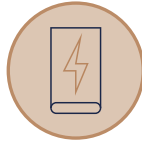
BUILDING SPECIFICATIONS

ADDRESS	1958 Broadway, Raynham, MA
ACREAGE	±87.3 acres with 2,300 linear feet of frontage on Route 138
CLEAR HEIGHT	36' - 40'
COLUMN SPACING	50' x 52'/56' (typical) with 60' speed bays
LOADING	As outlined, all 9'w x 10'h loading dock doors All with vision panels, bumpers/seals and 35,000 - 45,000 lb Rite-Hite levelers
SPRINKLER	ESFR system
LIGHTING	LED fixtures providing 30-foot candles at 3' above finished floor with 25' whips
ROOF	60 mil, single ply reinforced TPO membrane with R-30 insulation
FLOOR SLAB	6" - 8" thick slab on grade, 4,000 PSF over 4" stone base with floor load Designed to average 500lb/SF and Ff50 FI30 floor flatness/levelness; two coats Ashford sealer
HVAC	Gas-fired, minimum 8 BTU/SF
STRUCTURAL/FOUNDATION	Tilt-up concrete with conventional steel frame
ZONING	Industrial Development Zoning District (Site plan approved)

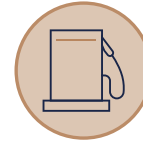
UTILITY PROVIDERS



WATER/SEWER
TOWN OF RAYNHAM



ELECTRICITY
TAUNTON MUNICIPAL
LIGHTING PLANT



GAS
EVERSOURCE

PARK UTILITIES

ELECTRICAL CAPACITY Up to 3,000 amps at 480v, per building (expandable)

STORMWATER Full stormwater management system to meet DEP regulations

WATER/SEWER 12" water line; 6"-10" sewer line

FIRST CLASS HIGH-BAY, SPECULATIVE WAREHOUSE CONSTRUCTION



Cooperative
pro-business
municipality with no
residential abutters



Tremendous access
to I-495 in the heart
of Greater Boston's
distribution network



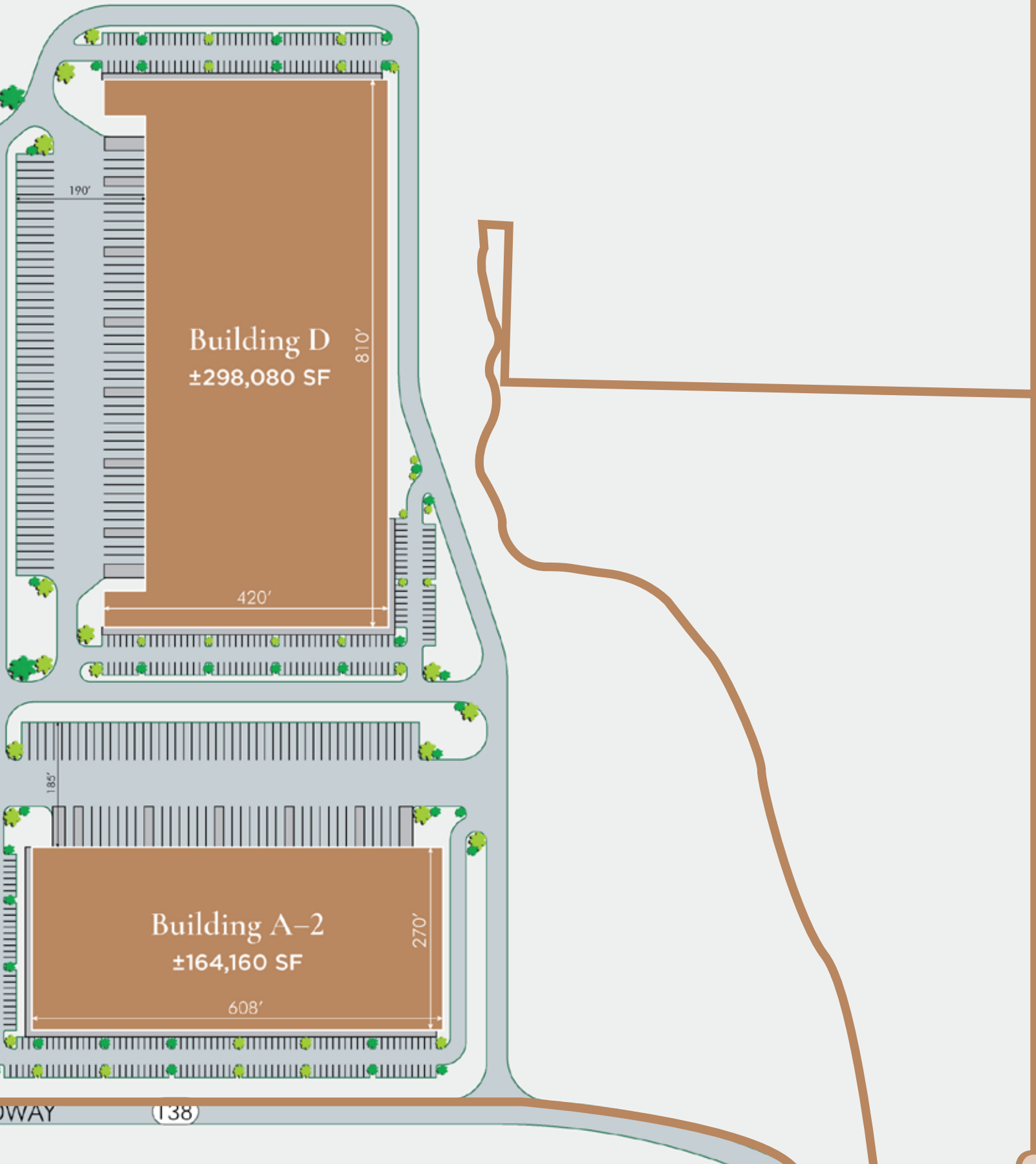
Best-in-class
specifications with
utility infrastructure

MASTER SITE PLAN



BROAD

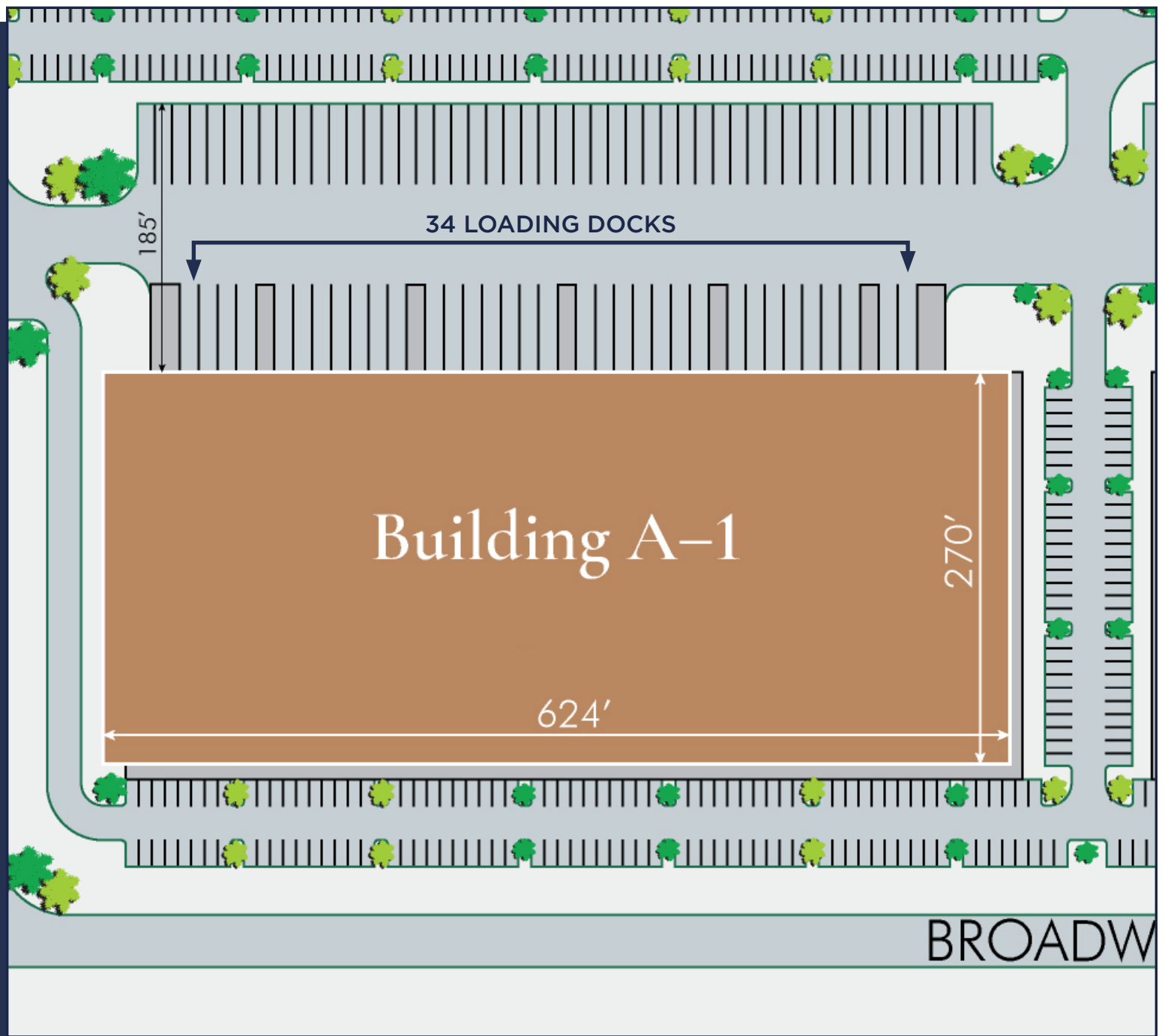
± 911,000 SF



BUILDING A-1

±168,480 SF

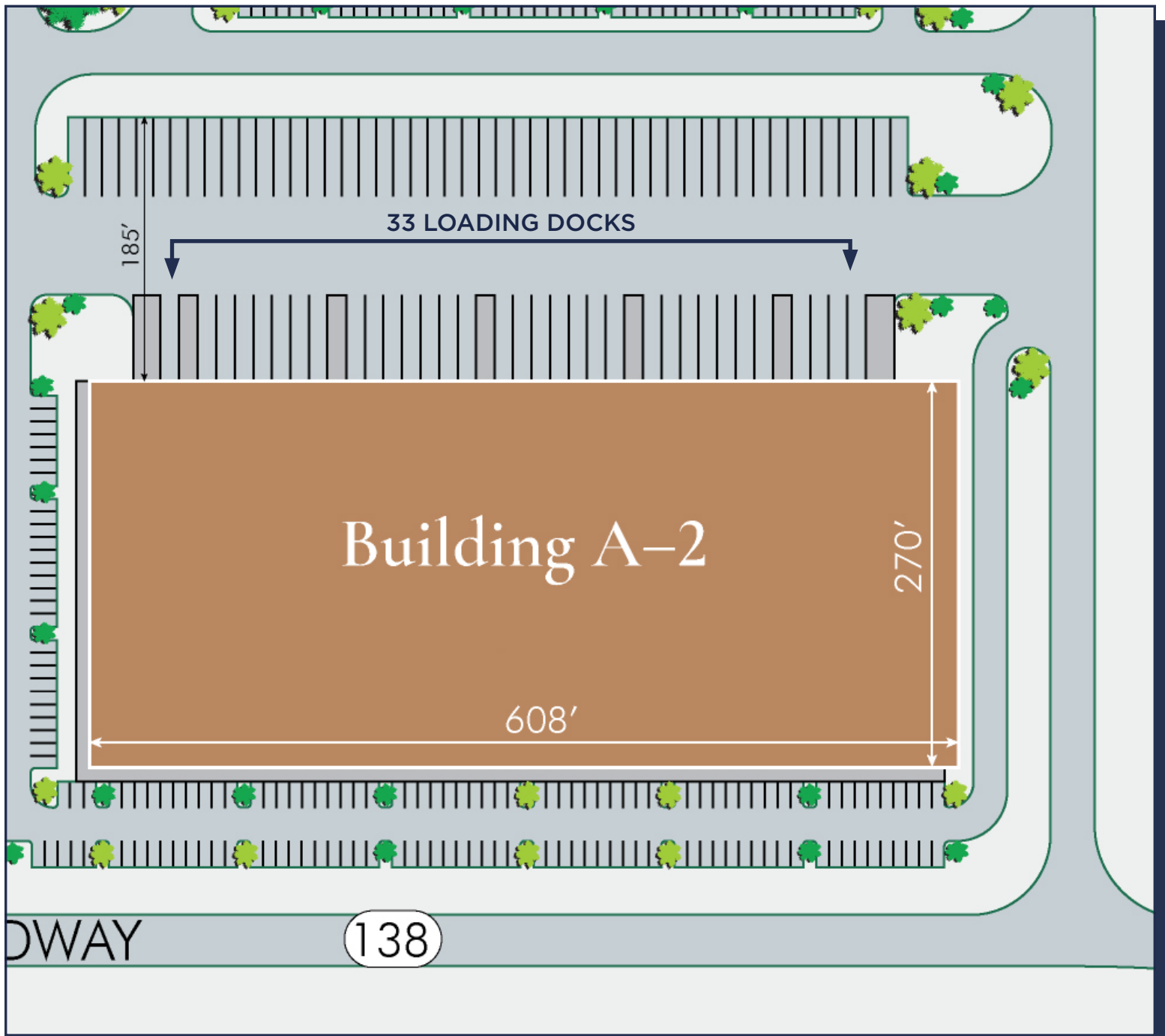
- **TOTAL BUILDING SIZE:** ±168,480 SF
- **BUILDING DIMENSIONS:** 270'D x 624'L
- **PARKING SPACES:** 157 auto spaces (±0.93 per 1,000 SF)
- **POWER:** 2,000 amps (expandable)
- **CLEAR HEIGHT:** 36' - 40'
- **DOCK POSITIONS:** 34 docks
- **TRUCK COURT DEPTH:** 185'
- **TRAILER SPACES:** 49 trailer spaces



BUILDING A-2

±164,160 SF

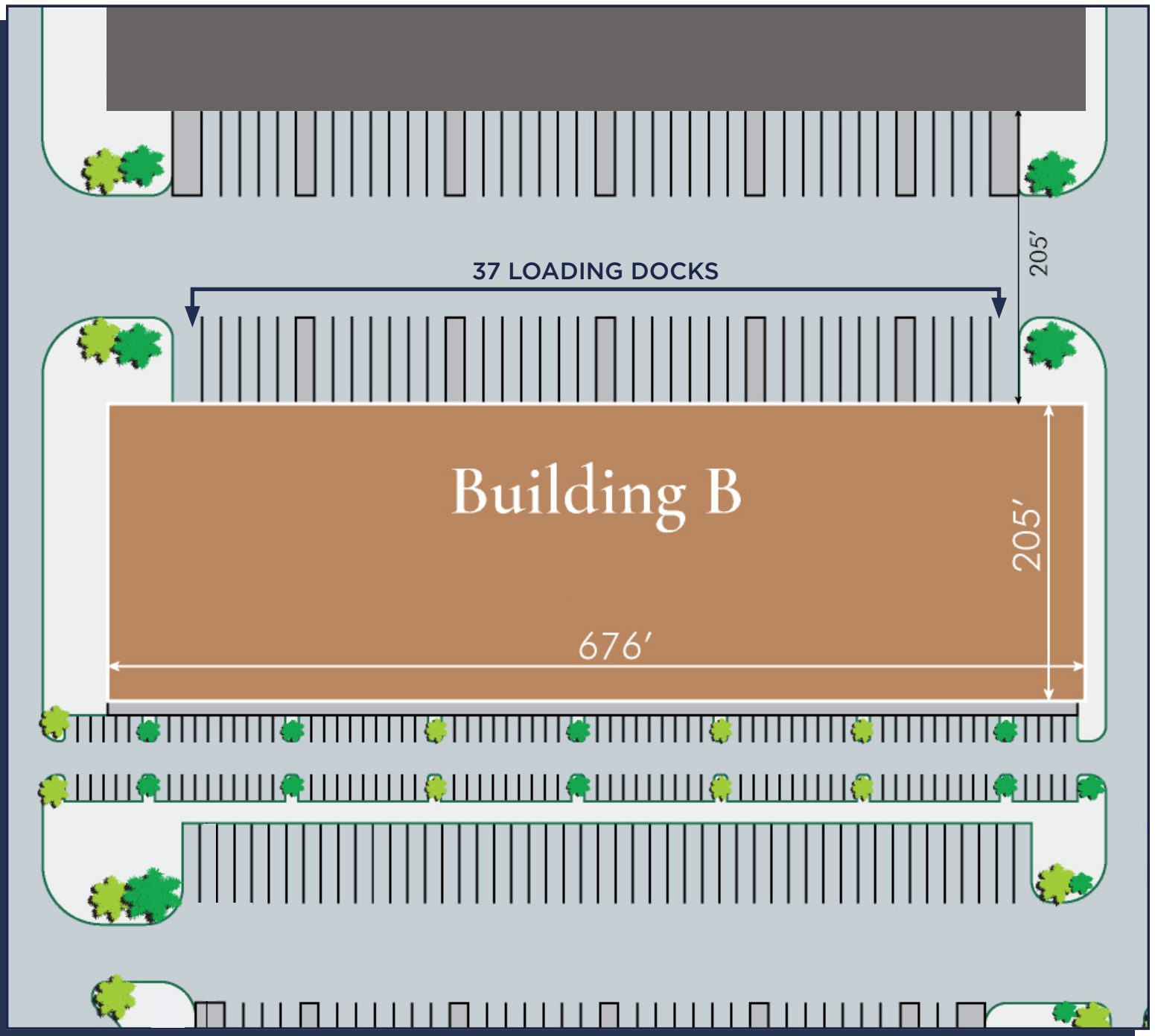
- **TOTAL BUILDING SIZE:** ±164,160 SF
- **BUILDING DIMENSIONS:** 270'D x 608'L
- **PARKING SPACES:** 155 auto spaces (±0.94 per 1,000 SF)
- **POWER:** 2,000 amps (expandable)
- **CLEAR HEIGHT:** 36' - 40'
- **DOCK POSITIONS:** 33 docks
- **TRUCK COURT DEPTH:** 185'
- **TRAILER SPACES:** 49 trailer spaces



BUILDING B

±138,580 SF

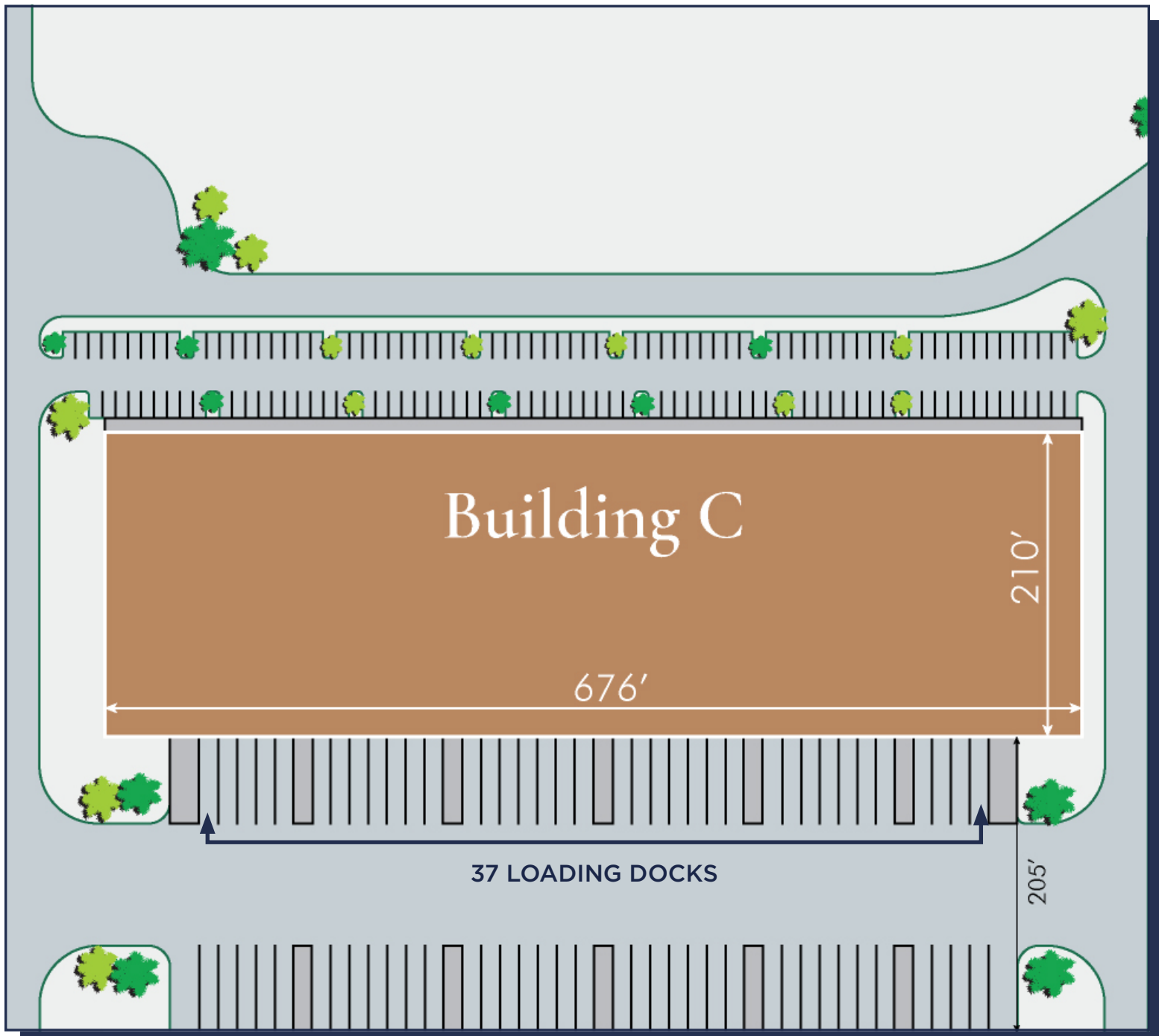
- **TOTAL BUILDING SIZE:** ±138,580 SF
- **BUILDING DIMENSIONS:** 205'D x 676'L
- **PARKING SPACES:** 142 auto spaces (±1.02 per 1,000 SF)
- **POWER:** 2,000 amps (expandable)
- **CLEAR HEIGHT:** 36' - 40'
- **DOCK POSITIONS:** 37 docks
- **TRUCK COURT DEPTH:** 205'



BUILDING C

±141,960 SF

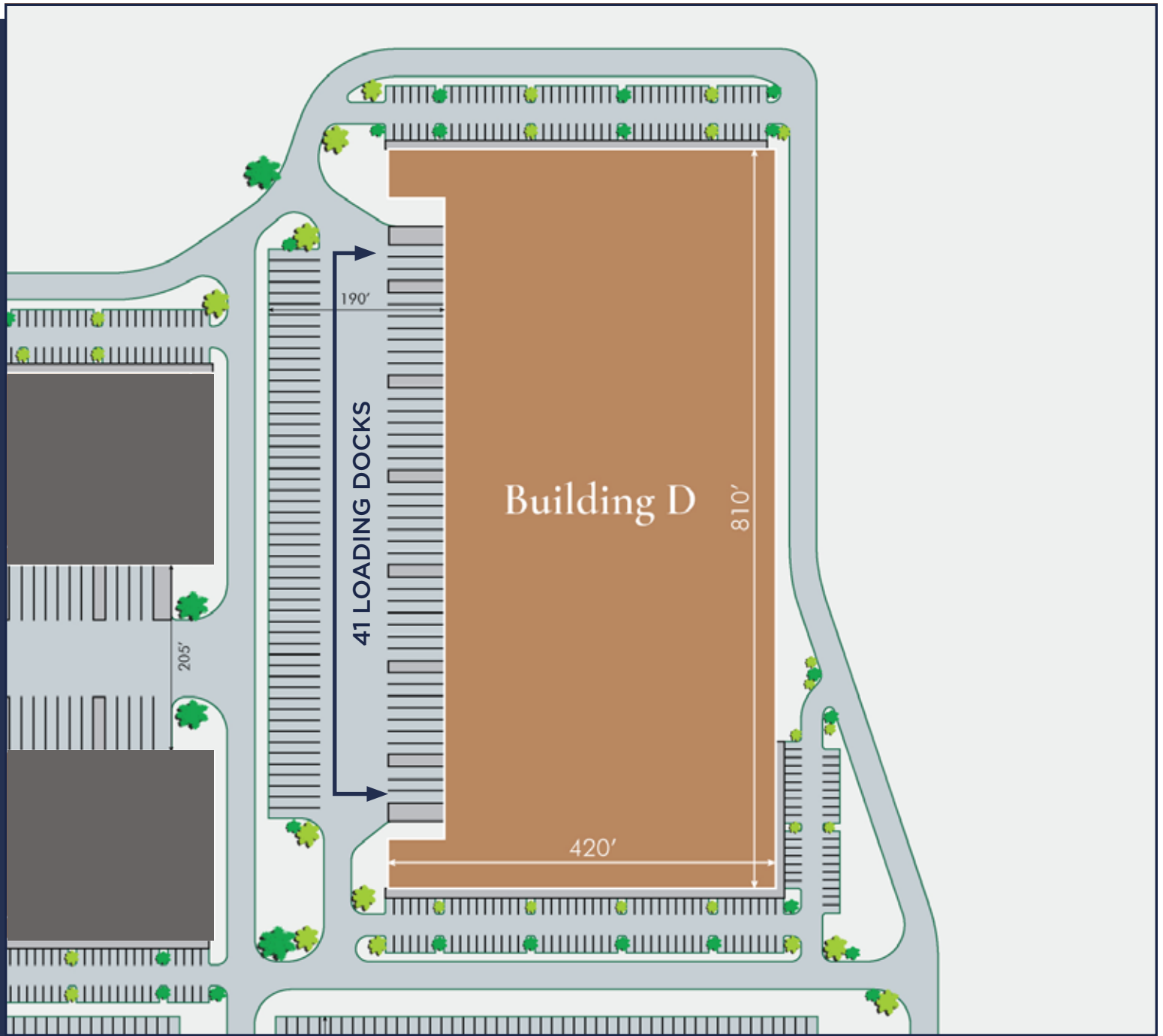
- **TOTAL BUILDING SIZE:** ±141,960 SF
- **BUILDING DIMENSIONS:** 210'D x 676'L
- **PARKING SPACES:** 142 auto spaces (±1.00 per 1,000 SF)
- **POWER:** 2,000 amps (expandable)
- **CLEAR HEIGHT:** 36' - 40'
- **DOCK POSITIONS:** 37 docks
- **TRUCK COURT DEPTH:** 205'



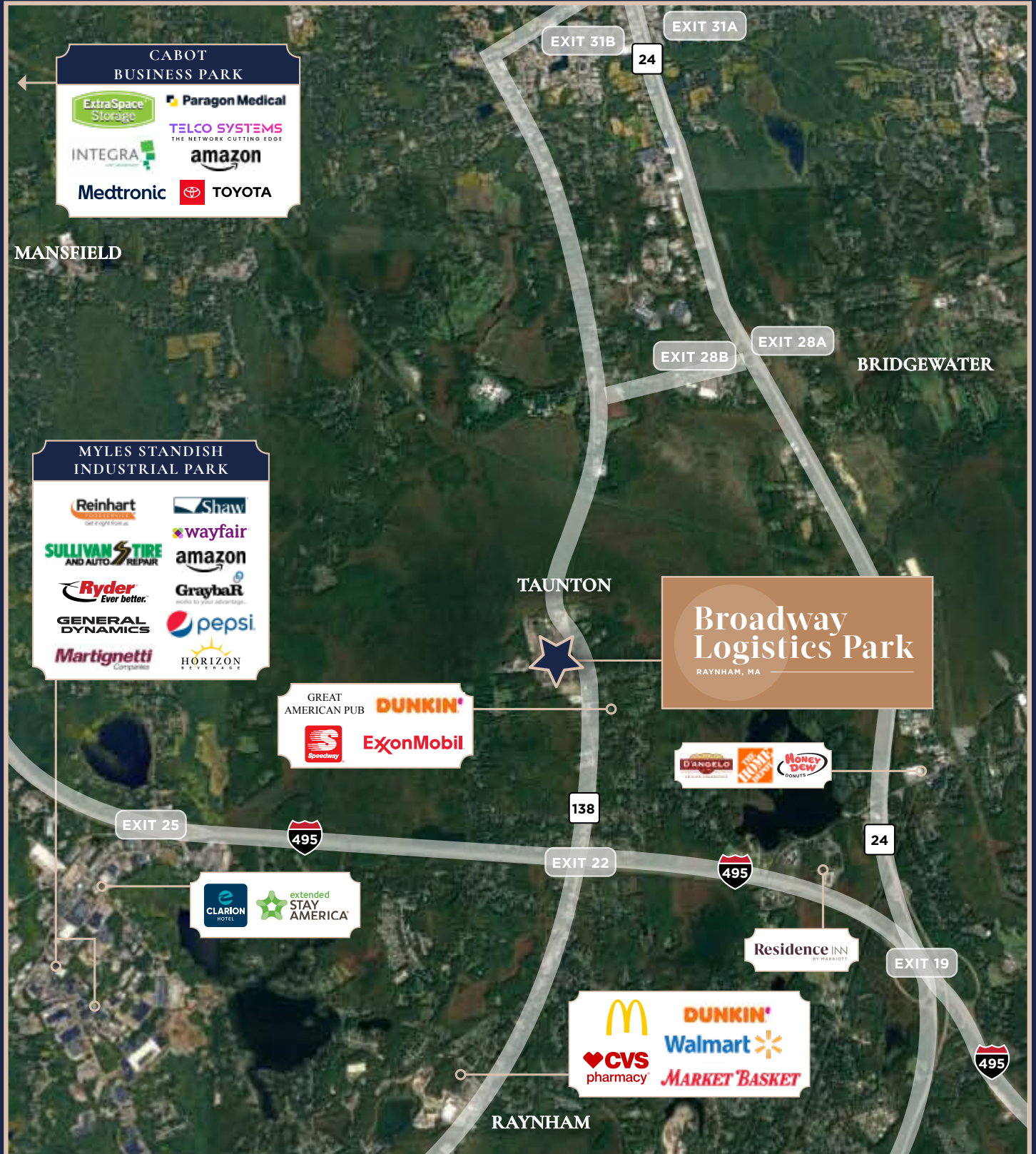
BUILDING D

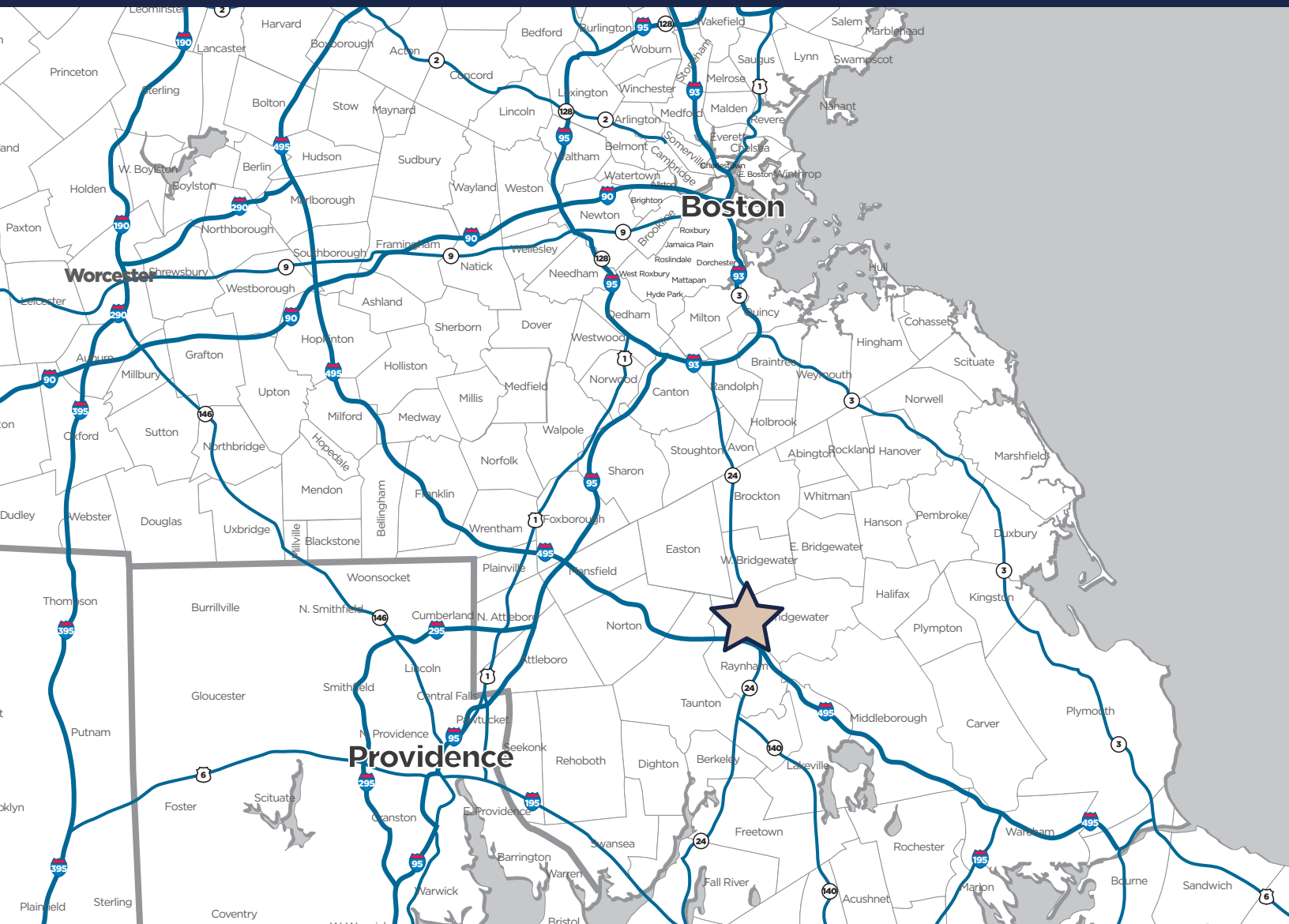
±298,080 SF

- **TOTAL BUILDING SIZE:** ±298,080 SF
- **BUILDING DIMENSIONS:** 420'D x 810'L
- **PARKING SPACES:** 209 auto spaces (±0.70 per 1,000 SF)
- **POWER:** 3,000 amps (expandable)
- **CLEAR HEIGHT:** 40'
- **DOCK POSITIONS:** 41 docks
- **TRUCK COURT DEPTH:** 190'
- **TRAILER SPACES:** 52 trailer spaces



PRIME LOGISTICS-ORIENTED LOCATION WITH TREMENDOUS ACCESSIBILITY





DISTANCE TO:

 **ROUTE 138: DIRECT ACCESS**

 **ROUTE 24: 3.5 MILES**

 **BOSTON: 25.0 MILES**

 **INTERSTATE 495: 1.3 MILES**

 **PROVIDENCE, RI: 23.5 MILES**

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