



**800  
TECHNOLOGY  
CENTER**



**±20,041 SF**

**FLEX / INDUSTRIAL / LAB SPACE**

AVAILABLE FOR LEASE | STOUGHTON, MA







# ±20,041 SF OF PRIME FLEX SPACE

800 Technology Center Drive is a Class A Flex, Industrial and Lab opportunity in Stoughton, Massachusetts. The building is positioned off of Route 24 providing direct access to Interstate 93 and Interstate 95 which service all of Greater Boston's main arteries.

## HIGHLIGHTS

- Suitable for Flex, Industrial, and Lab users
- 14.29-acre lot size
- Excellent on-site parking (3.04/1000 SF)
- Year Built: 2001
- Flexible floor plan configurations
- Abundance of natural light
- Direct access to Route 24, I-93 and I-95







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## IN GOOD COMPANY

800 Technology Center Drive is in good company, strategically positioned among growing and innovating companies. Stoughton continues to be a highly-sought after suburban hub that is suitable to attract today's top-tier talent.

## CONVENIENT ACCESS



**IMMEDIATE  
ACCESS**



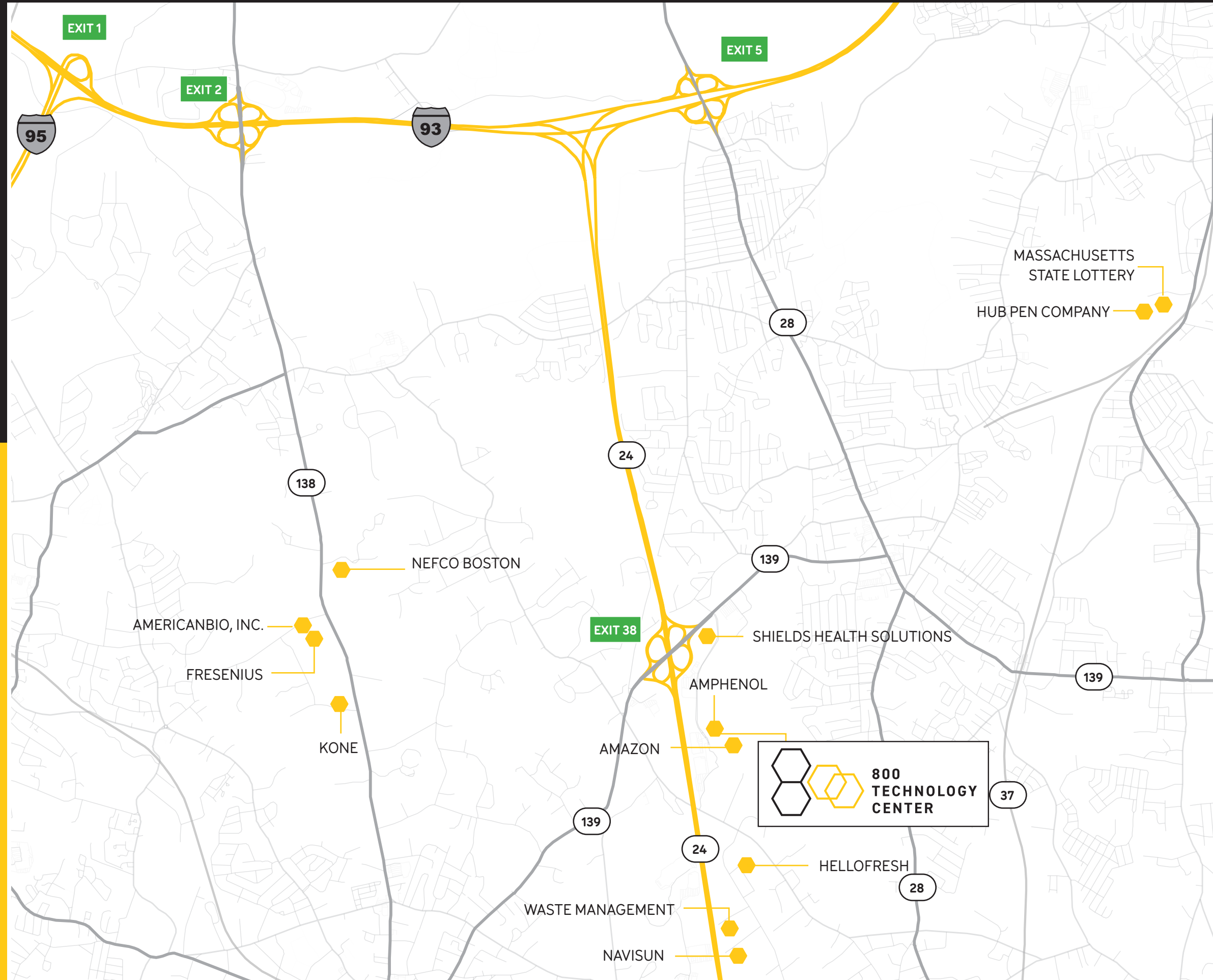
**5-MINUTE  
DRIVE**



**10-MINUTE  
DRIVE**



**20-MINUTE  
DRIVE TO  
DOWNTOWN  
BOSTON**





# A COMPLETE PACKAGE OF AMENITIES WITHIN REACH

WITHIN 3 MILES

**73**

restaurants /  
coffee shops

**153**

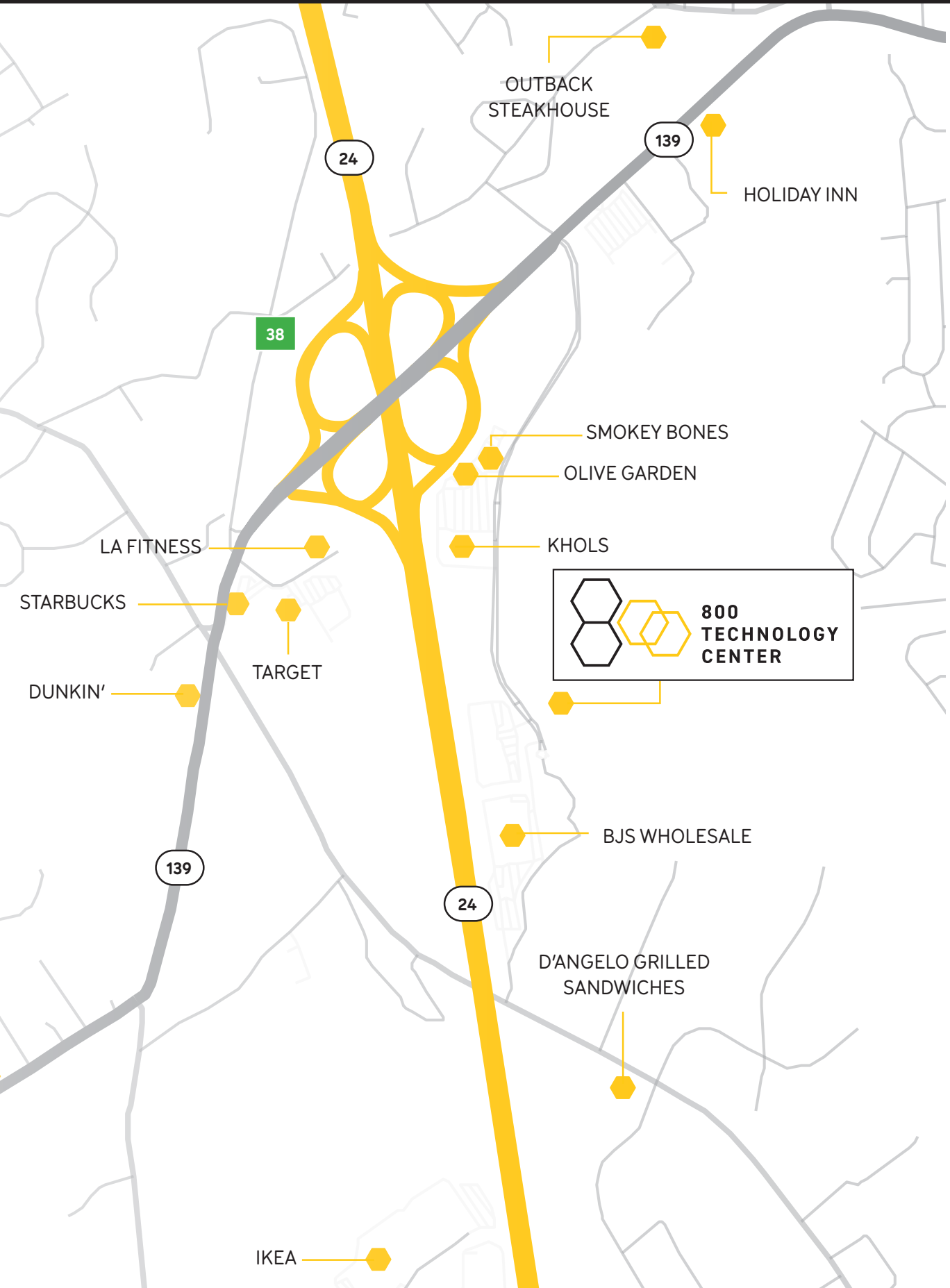
retail locations

**3**

hotels

**6**

fitness centers





# SUITE SPECIFICATIONS



**±20,041 SF**  
AVAILABLE SPACE



**14.29 AC**  
LAND AREA



**2001**  
YEAR BUILT



**22'1"**  
CLEAR HEIGHT



**1 TAILBOARD DOCK**  
EXPANSION AVAILABLE



**40' X 40'**  
COLUMN SPACING



**ADDITIONAL DRIVE-INS**  
EXPANSION AVAILABLE



**67 PRIVATE  
349 SHARED**  
PARKING SPACES



**2,500A/277-480V**  
POWER - HEAVY  
GENERATOR AVAILABLE



**LED**  
LIGHTING



**100% AC & HEAT**  
HVAC - ROOF TOP UNITS



**WET SYSTEM**  
SPRINKLERS



**WATER**  
TOWN OF STOUGHTON



**SEWER**  
MUNICIPAL



**ELECTRIC**  
NATIONAL GRID



**GAS**  
COLUMBIA GAS OF MA





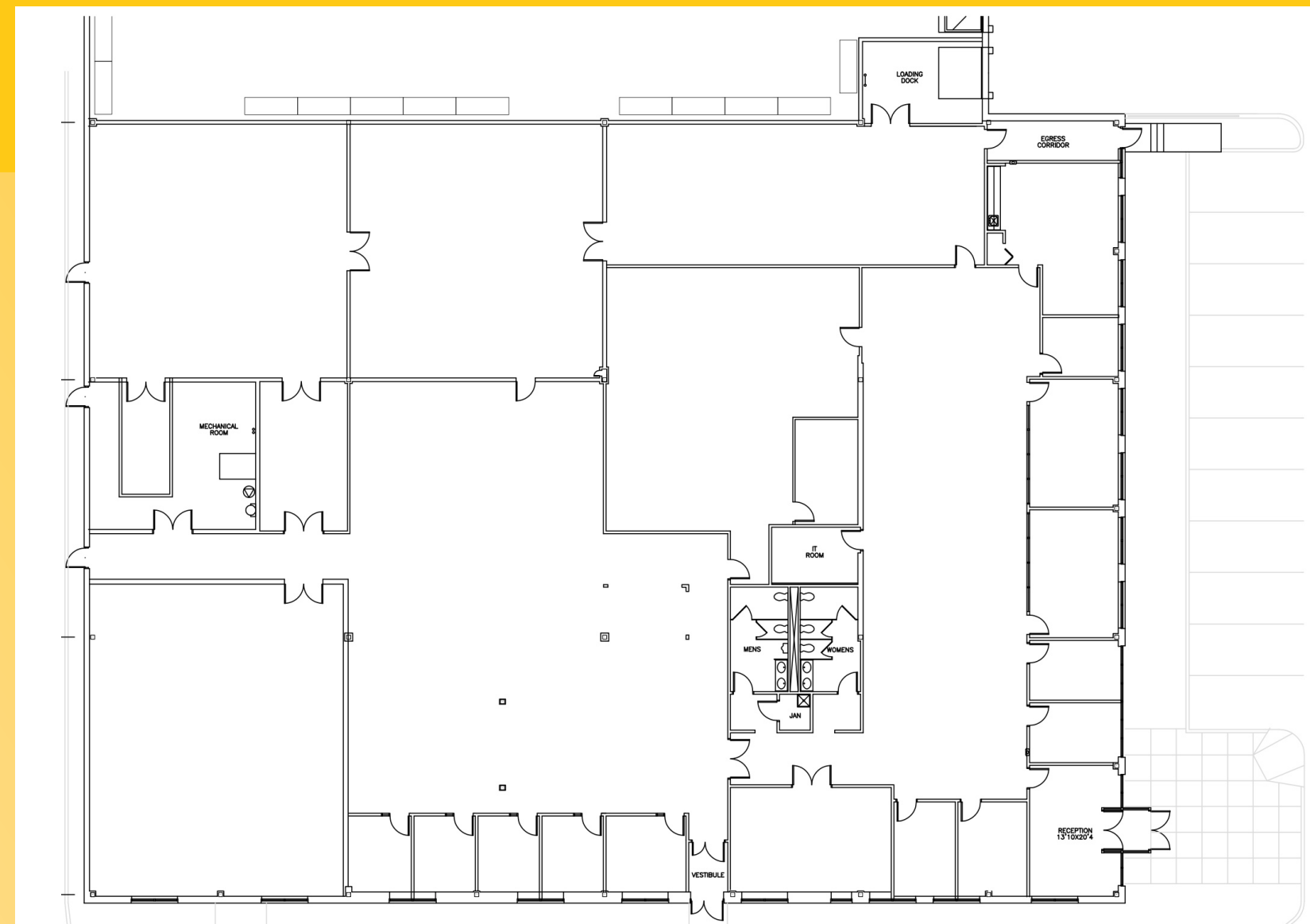


## BUILD OUT POTENTIAL

800 Technology Center Drive offers flexible floor plan configurations and modern, build-out potential to fit your tenant requirements.

## EXISTING SUITE CONDITIONS

The current suite layout offers a mix of office and flex space, with the potential to shift floor layout and expand loading capacity as needed.





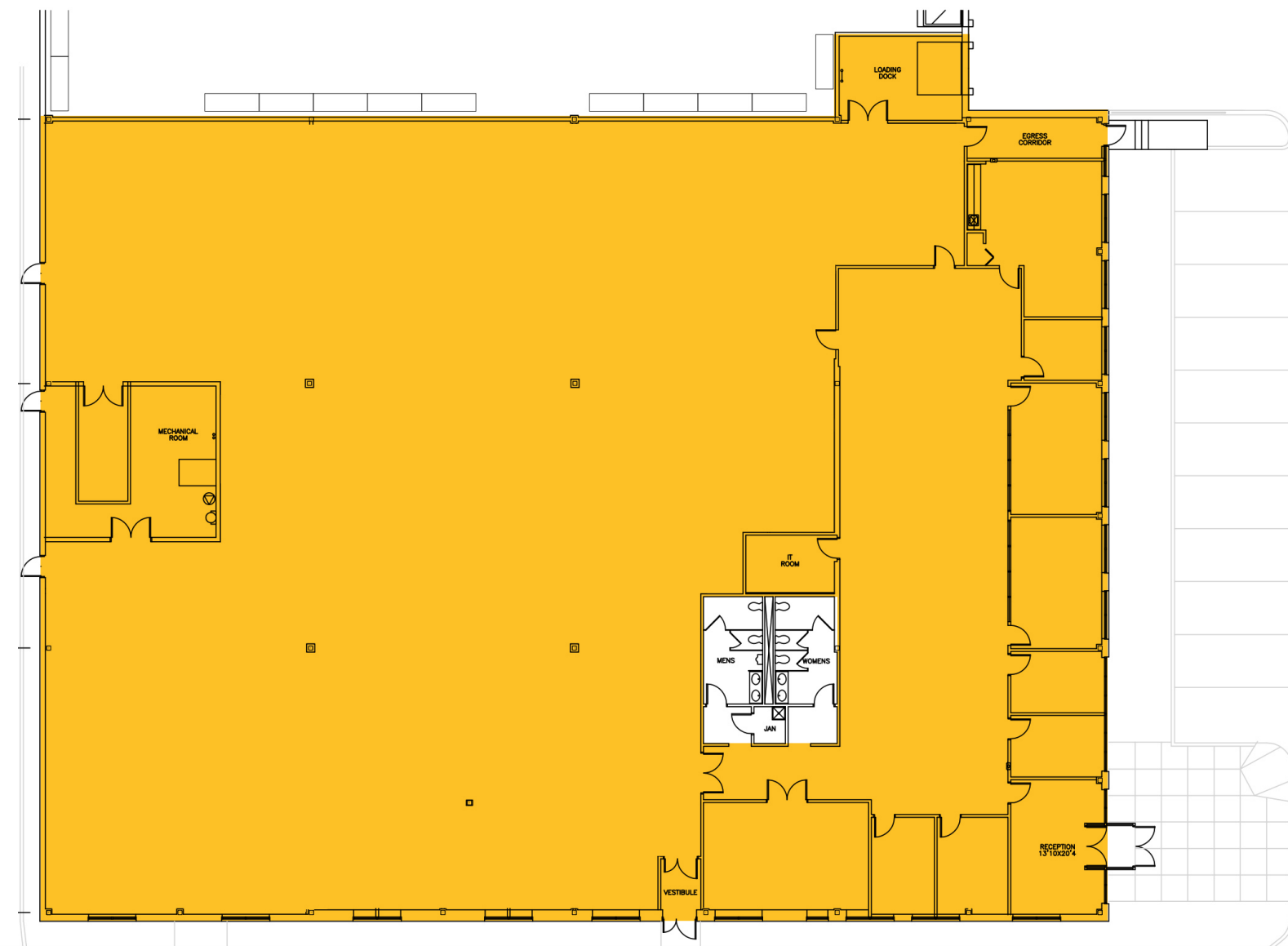
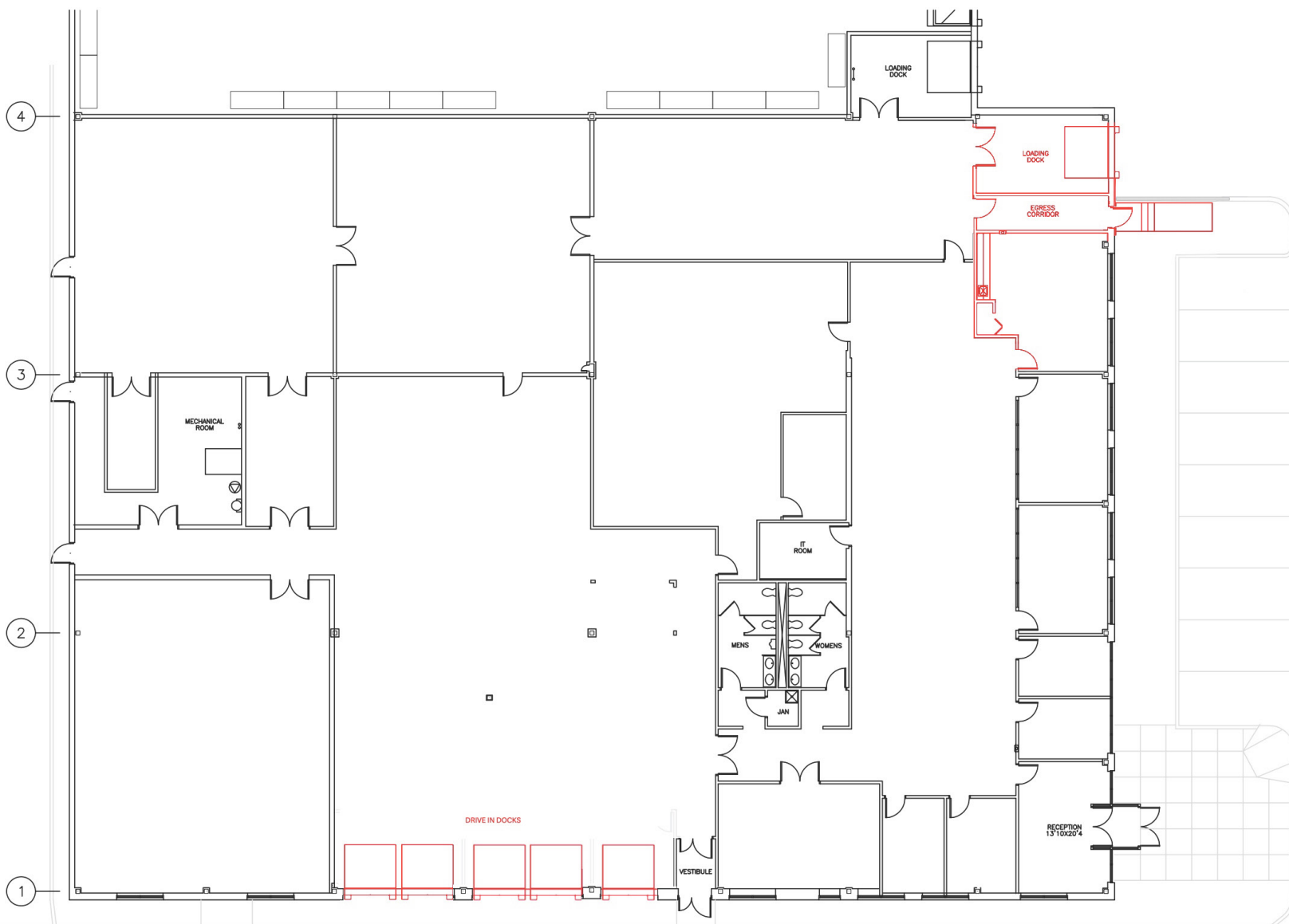
## BUILD-OUT EXAMPLE PLANS

A potential built-out could add:

- Five (5) additional drive-in doors
- One (1) additional loading dock

A potential build-out could adjust suite layout to provide:

- ±13,500 of air conditioned warehouse space.
- ±6,500 SF of office space, including private offices and conference rooms.







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