

63,640 SF AVAILABLE FOR LEASE

INDUSTRIAL/FLEX SPACE



1515 WASHINGTON STREET

BRAINTREE, MA



NEWMARK

THE OFFERING

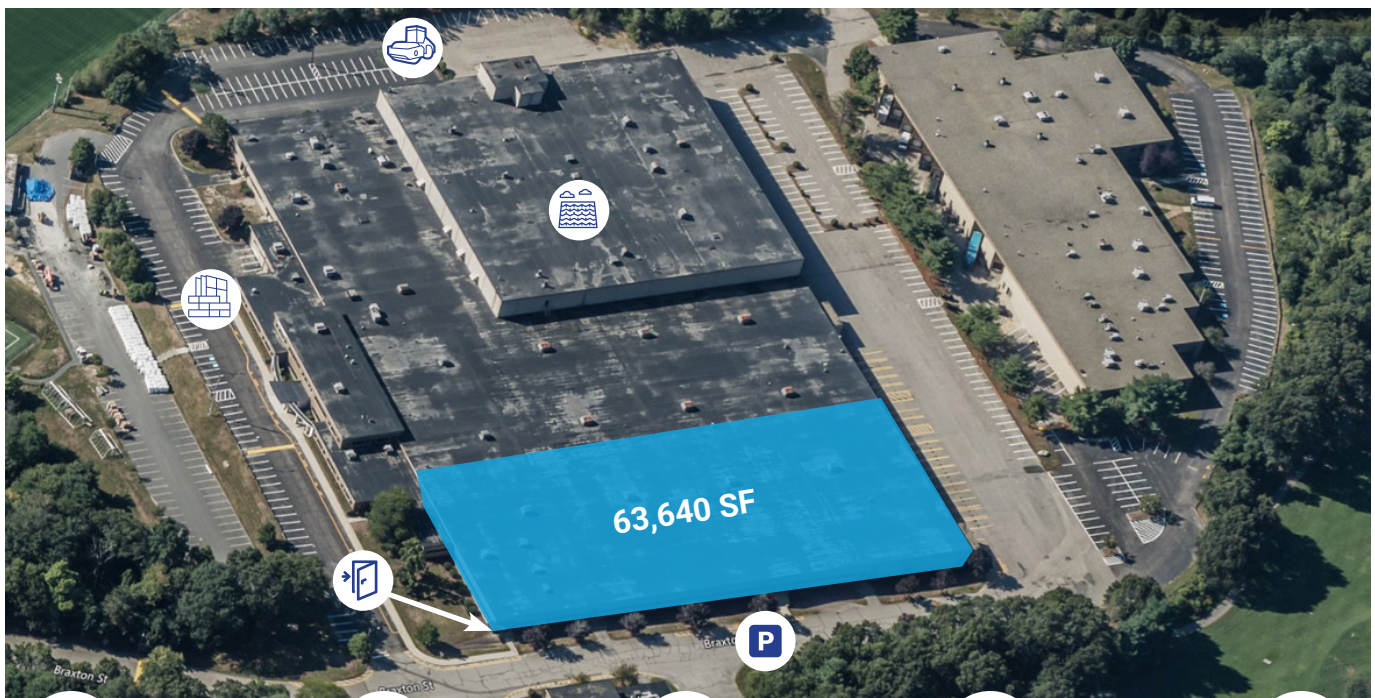
Newmark is pleased to bring to your attention to the availability of 63,640 SF of industrial flex space at 1515 Washington Street in Braintree, MA. This ±13.98 acre parcel of land, is located within the Braintree Business Park. The building is within close proximity to Route 37 in the middle of Braintree, and is just 15 miles south of Boston with easy access to the I-93/Rt. 3 split.

BUILDING SPECIFICATIONS

63,640 SF

BUILDING AREA:	±270K SF
TOTAL AVAIL. SF:	63,640 SF <i>Office Space:</i> ±8,500 SF
LAND AREA:	±13.98 acres
YEAR BUILT:	1957; renovated in 2019
CEILING HEIGHT:	16'0"
COLUMN SPACING:	30' x 45'
LOADING:	13 loading docks & 1 drive-in door
CONSTRUCTION:	Steel frame with concrete foundation
ROOF:	New in 2019

PARKING:	Ample
UTILITIES:	WATER: City of Braintree SEWER: City of Braintree ELECTRIC: Braintree Electric GAS: National Grid
POWER:	1,000 AMPS, 227-480v
SPRINKLERS:	Wet system
HVAC:	Warehouse: Heated Office: Heat & fully air-conditioned
SHUTTLE:	Shuttle service from Braintree MBTA Station during morning & evening peak commuting times



NEW PAVING 2019

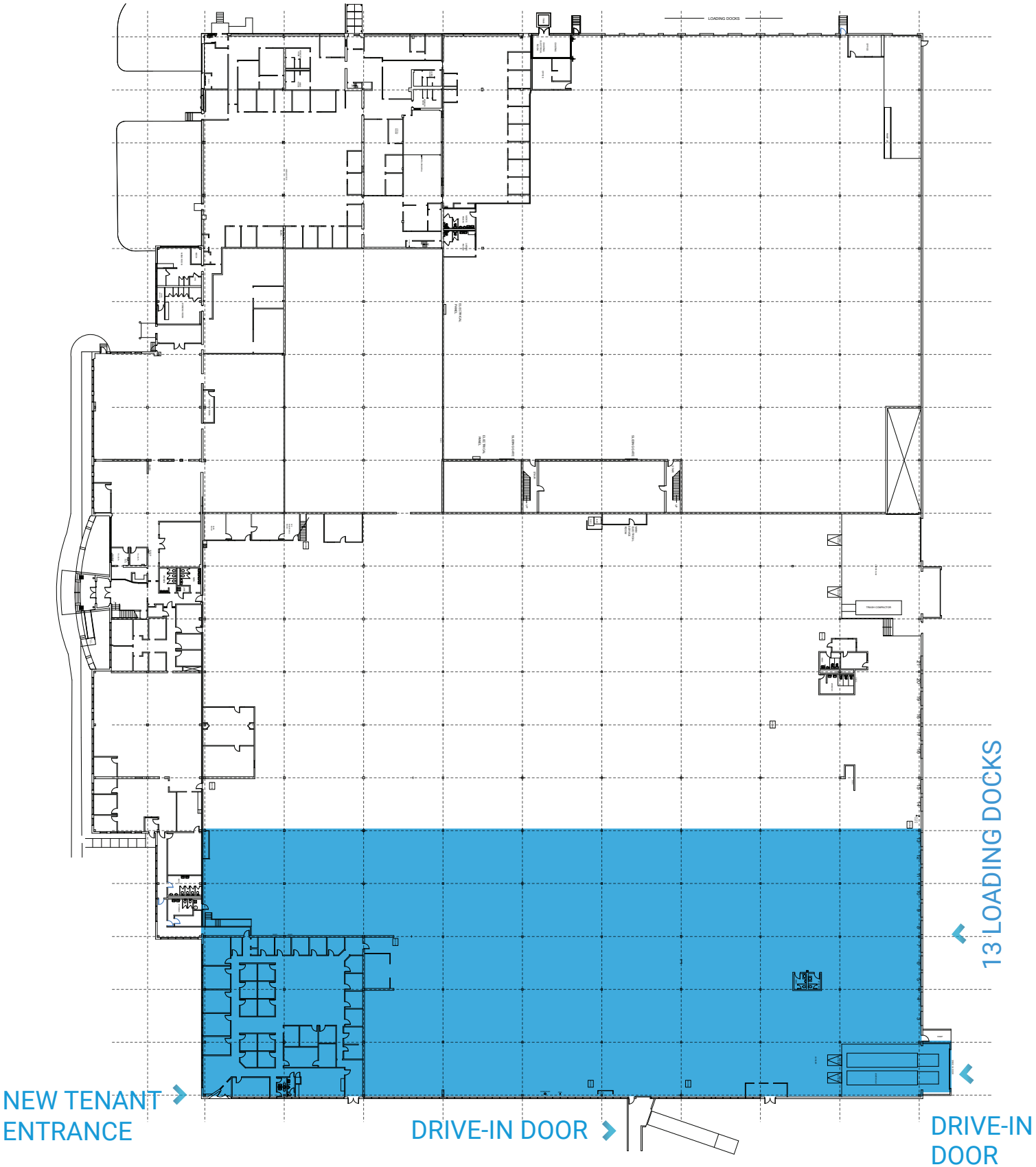
NEW FACADE

NEW ROOF 2019

SEPARATE TENANT
ENTRANCE

NEW EXPANDED
PARKING

FLOOR PLAN





AVAILABLE SUITE IMAGERY





BRAINTREE STATION:

30 MIN (7 STOPS) TO
DOWNTOWN BOSTON

2 MILES FROM RED LINE
SHUTTLE SERVICE PROVIDED



3



STAPLES
Make More Happen

BED BATH &
BEYOND

NORDSTROM
rack

Jaks
Fifth
Avenue

OFF
5TH
PETSMART

West Marine

DUNKIN'
DONUTS

chili's

Michaels
Where Creativity Happens
Marshalls
shaws

SHUTTLE SERVICE

SHUTTLE SERVICE PROVIDED
TO 1515 WASHINGTON FROM
MBTA STATION



**1515
WASHINGTON STREET**

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 **FOXROCK**

NEWMARK

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leasing or financing, or withdrawal without notice and to any special conditions imposed by our principal.