

**63,640 SF  
AVAILABLE FOR LEASE  
INDUSTRIAL/FLEX SPACE**



**1515 WASHINGTON STREET**

BRAINTREE, MA

 FOXROCK

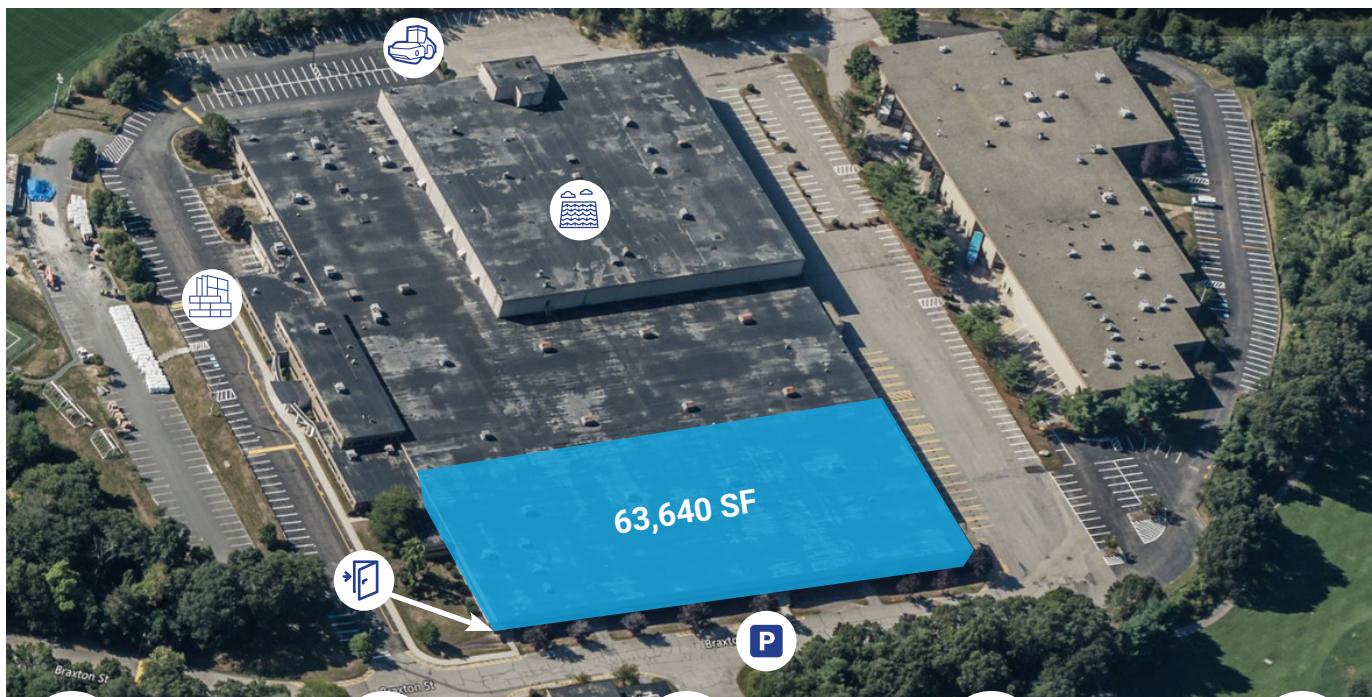
NEWMARK

# 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  $\pm$ 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

<b>BUILDING AREA:</b>	$\pm$ 270K SF	<b>PARKING:</b>	Ample
<b>TOTAL AVAIL. SF:</b>	63,640 SF <i>Office Space:</i> $\pm$ 8,500 SF	<b>UTILITIES:</b>	WATER: City of Braintree SEWER: City of Braintree ELECTRIC: Braintree Electric GAS: National Grid
<b>LAND AREA:</b>	$\pm$ 13.98 acres	<b>POWER:</b>	1,000 AMPS, 227-480v
<b>YEAR BUILT:</b>	1957; renovated in 2019	<b>SPRINKLERS:</b>	Wet system
<b>CEILING HEIGHT:</b>	16'0"	<b>HVAC:</b>	Warehouse: Heated Office: Heat & fully air-conditioned
<b>COLUMN SPACING:</b>	30' x 45'	<b>SHUTTLE:</b>	Shuttle service from Braintree MBTA Station during morning & evening peak commuting times
<b>LOADING:</b>	13 loading docks & 1 drive-in door		
<b>CONSTRUCTION:</b>	Steel frame with concrete foundation		
<b>ROOF:</b>	New in 2019		



NEW PAVING 2019

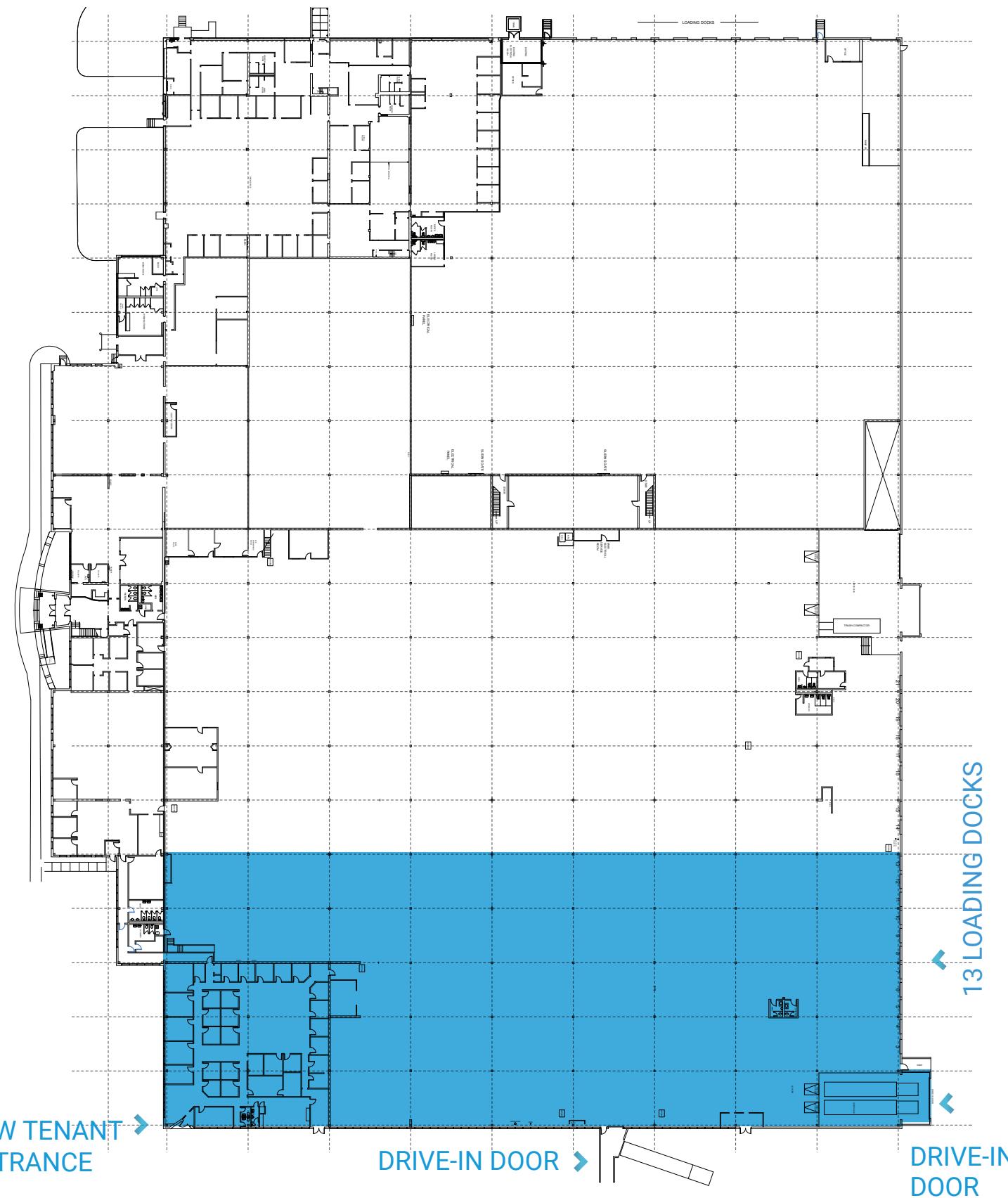
NEW FACADE

NEW ROOF 2019

SEPARATE TENANT  
ENTRANCE

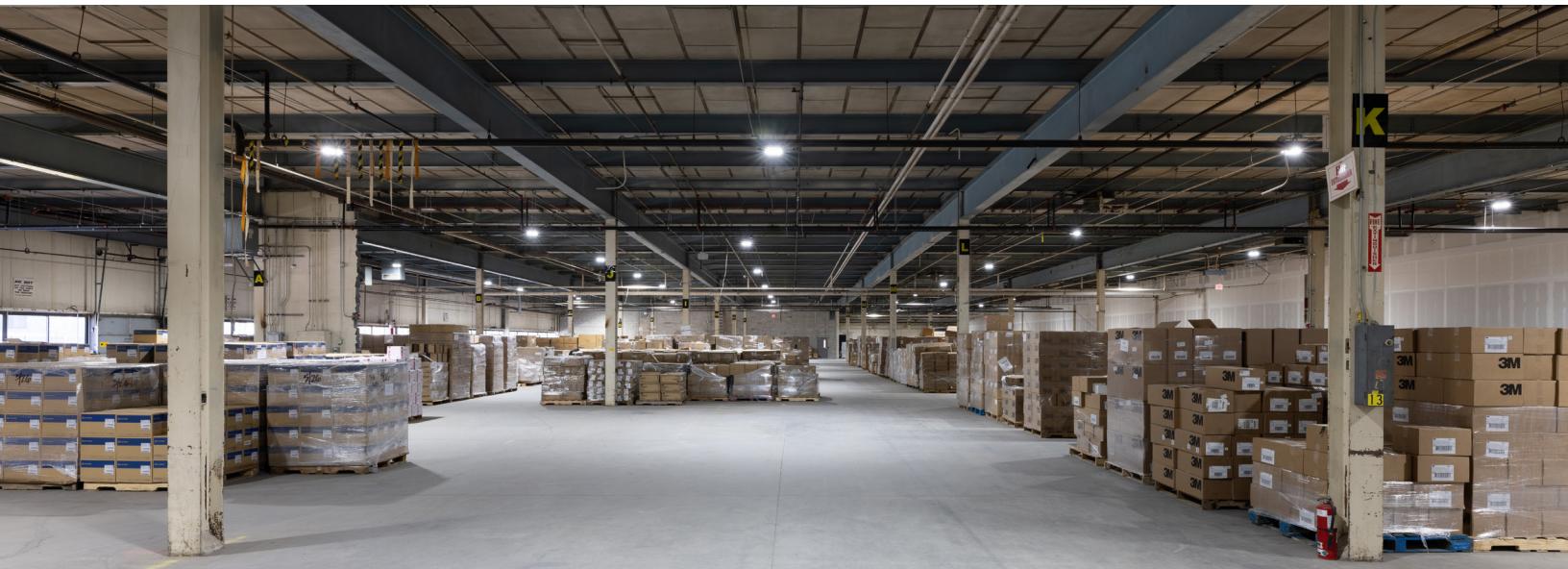
NEW EXPANDED  
PARKING

# FLOOR PLAN





## AVAILABLE SUITE IMAGERY





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**FOXROCK**

**NEWMARK**

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