

FOR LEASE

135 WILL DRIVE

CANTON, MA

±242,162 SF (SUBDIVIDABLE TO ±80,000 SF)



INDUSTRIAL DISTRIBUTION SPACE

16 MILES SOUTH OF BOSTON'S CBD

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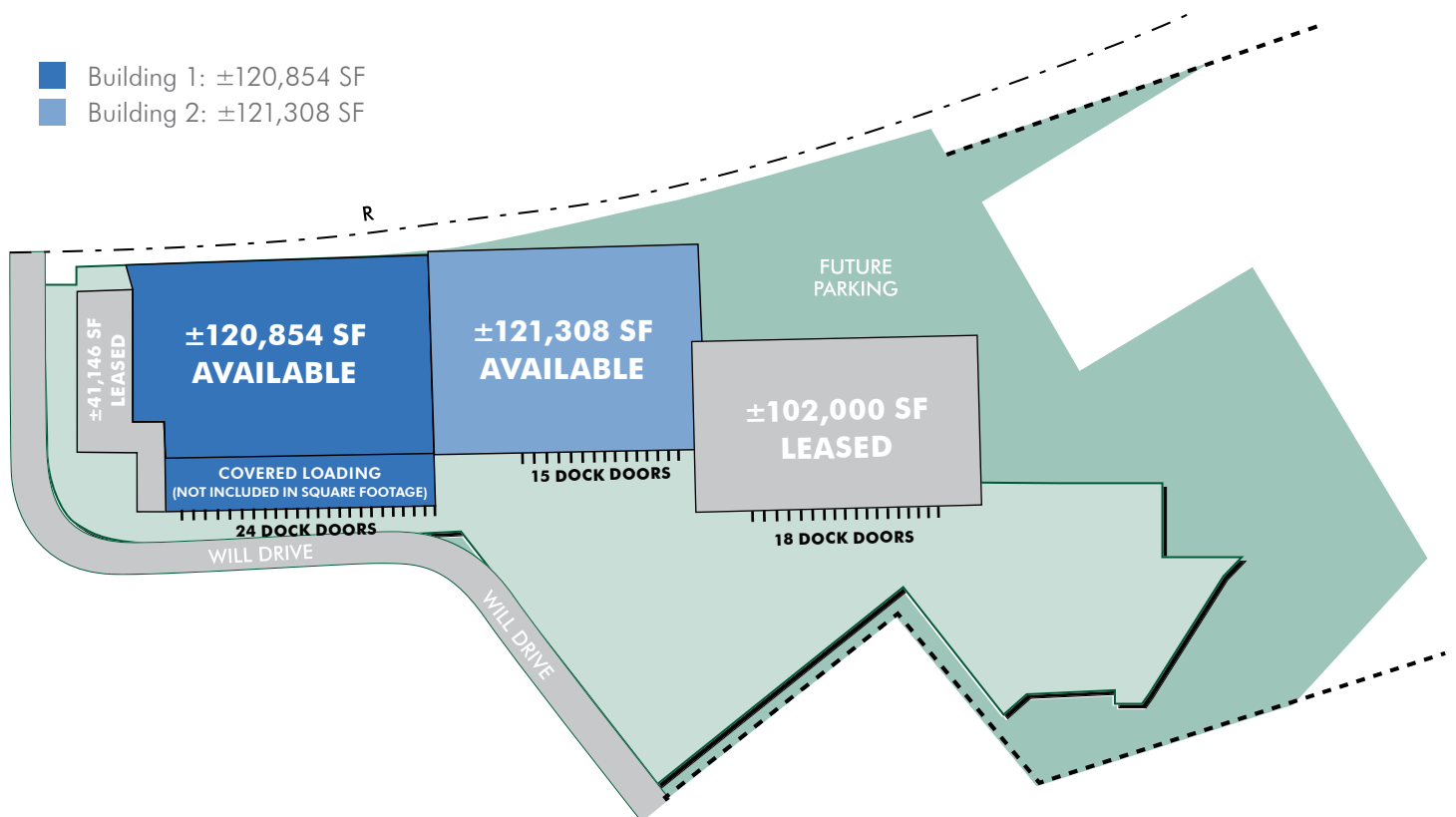
PROPERTY DESCRIPTION

CBRE/New England's Industrial team is pleased to present the immediate availability of up to $\pm 242,162$ SF of industrial space at 135 Will Drive in Canton, Massachusetts. The site is in excess of 29 acres and is equipped with many unique features including a truck maintenance facility and two above-ground fuel tanks. The building was previously connected to the adjacent CSX rail line and rail infrastructure remains in buildings 1 and 2 ready for reactivation. 135 Will Drive has an adequate power supply for distribution users. Its location, just 16 miles south of Boston's CBD, makes it a compelling last-mile opportunity for users seeking large blocks of distribution space. This is an impressive distribution facility, and we welcome the opportunity to show off its features.

BUILDING AMENITIES

- 8,000-GALLON ABOVE-GROUND DIESEL FUEL TANK
- 2,000-GALLON ABOVE-GROUND UNLEADED FUEL TANK
- 3,300 SF ON-SITE TRUCK MAINTENANCE GARAGE
- CENTRAL ACCESS TO INTERSTATE 95, ROUTE 24 AND ROUTE 128
- EXISTING FRAZIER RACKING SYSTEM AVAILABLE
- ADJACENT CSX RAIL LINE

SITE PLAN



PROPERTY SPECS

TOTAL RBA: ±385,308 SF

TOTAL AVAILABLE: ±242,162 SF (Building 1 & 2)

- **BUILDING 1:** ±120,854 SF
Warehouse: ±120,854 SF
- **BUILDING 2:** ±121,308 SF
Warehouse: ±118,748 SF
Office: ±2,560 SF

LAND AREA: 29 acres

CEILING HEIGHT: 22' to bottom of joist

BAY SPACING: 32' x 40' (typical)

YEAR BUILT: 1983

AVAILABLE LOADING:

- **BUILDING 1:** 21 exclusive/ 3 shared docks
- **BUILDING 2:** 15 exclusive docks

FLOORS: 6" steel-reinforced concrete (Kalamín) in dry-storage area; 18" insulated-steel reinforced trap rock concrete in freezer area

PARKING: Ample parking for automobiles and trailers

ZONING: Limited Industrial

RAIL: Potential for CSX spur inside the building

ROOF: Firestone roof

LIGHTING: T-5 on motion sensors

POWER: 3000+ Amps

HVAC: Warehouse areas are heated by Space-Ray gas-fired infrared radiant heating units. Units are rated for 100,000 BTU per hour per unit. Office space heat and air-conditioning are supplied by roof-mounted HVAC units (2017)

FIRE PROTECTION: Wet system

SECURITY SYSTEM: ADT security hard-wired system for entire building

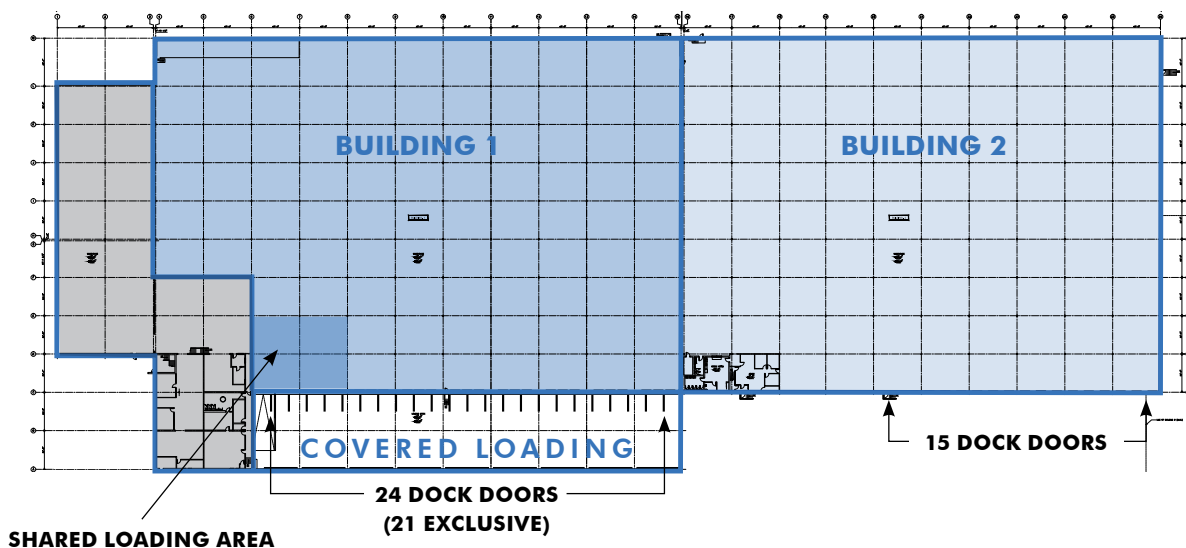
CONSTRUCTION: Steel structure with brick and block perimeter wall up to 10' with insulated metal panel above the roof deck

UTILITIES

- **WATER/SEWER:** Town of Canton
- **GAS:** Columbia Gas
- **ELECTRICITY:** Eversource

REAL ESTATE TAXES: \$1.00/SF (FY 2018 estimate)

FLOOR PLAN



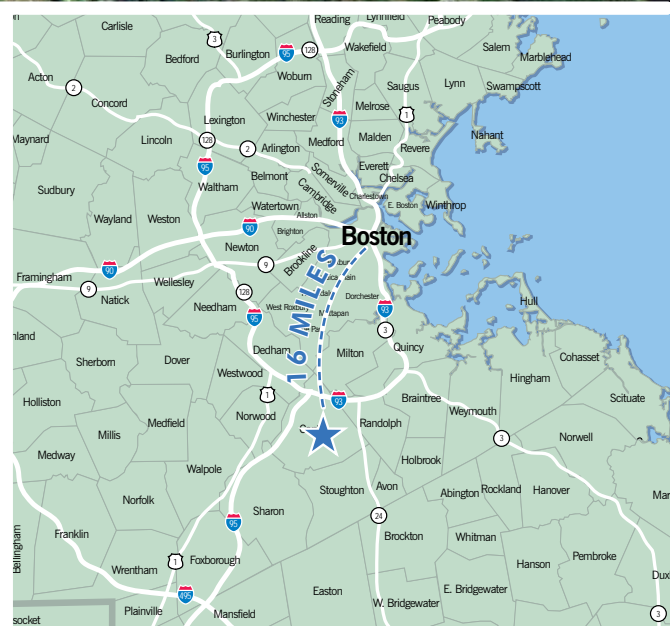
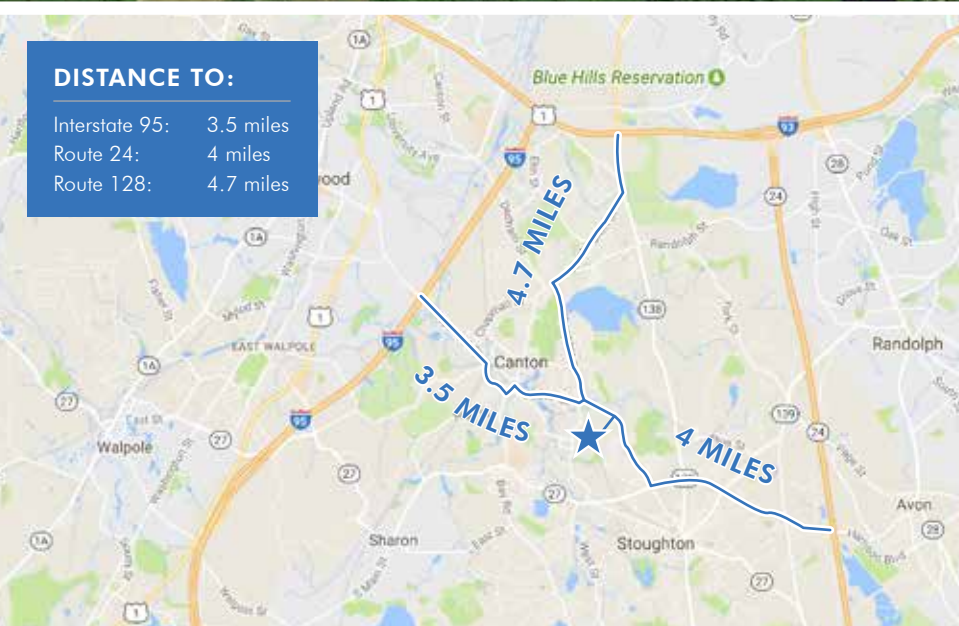
BUILDING 1: ±120,854 SF
WAREHOUSE: ±120,854 SF

BUILDING 2: ±121,308 SF
WAREHOUSE: ±118,748 SF
OFFICE: ±2,560 SF



DISTANCE TO:

Interstate 95: 3.5 miles
 Route 24: 4 miles
 Route 128: 4.7 miles



CONTACT US

ROBERT GIBSON
 Executive Vice President
 +1 617 912 7072
 robert.gibson@cbre-ne.com

STEVE CLANCY
 Executive Vice President
 +1 617 912 7055
 steve.clancy@cbre-ne.com

RACHEL MARKS
 Vice President
 +1 617 912 7009
 rachel.marks@cbre-ne.com

DOUG RODENSTEIN
 Vice President
 +1 617 912 7056
 doug.rodenstein@cbre-ne.com

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