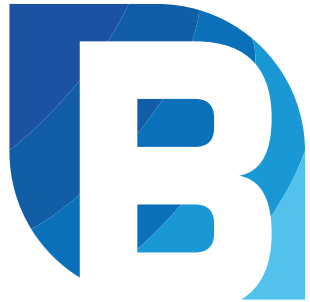




**BOSTON
LOGISTICS**

BOSTON'S PREMIER INDUSTRIAL PARK

648,022 RSF

NEWMARK



PROPERTY USES

INDUSTRIAL



FOOD
PRODUCTION



OFFICE



FLEX



RECREATION



ARTIST
STUDIO

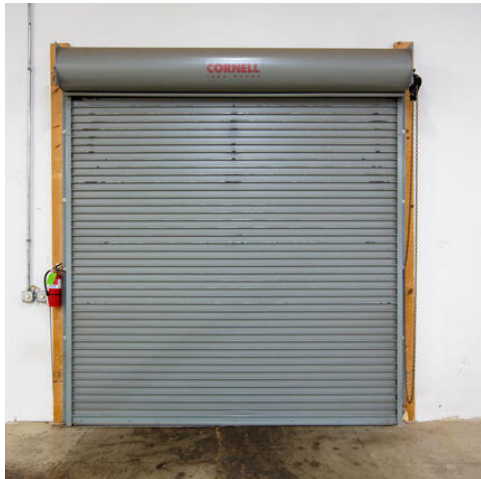


R&D



AND MORE







63 SPRAGUE STREET | 24,395 SF

FIRST FLOOR

BUILDING SPECS:

YEAR COMPLETED / RENOVATED: 1987

SIZE: 24,395 SF

AVAILABLE SF:

VACANCY 102 6,195 SF

PARKING: .05 per 1,000

FLOOR: 6" slab throughout

LOADING: 1-5 dock doors

CLEAR HEIGHT: 18' - 22'

ELECTRICAL SERVICE / CAPACITY: 208 volt 3 phase 600 amp main service and 480 V 3 PH 600 A

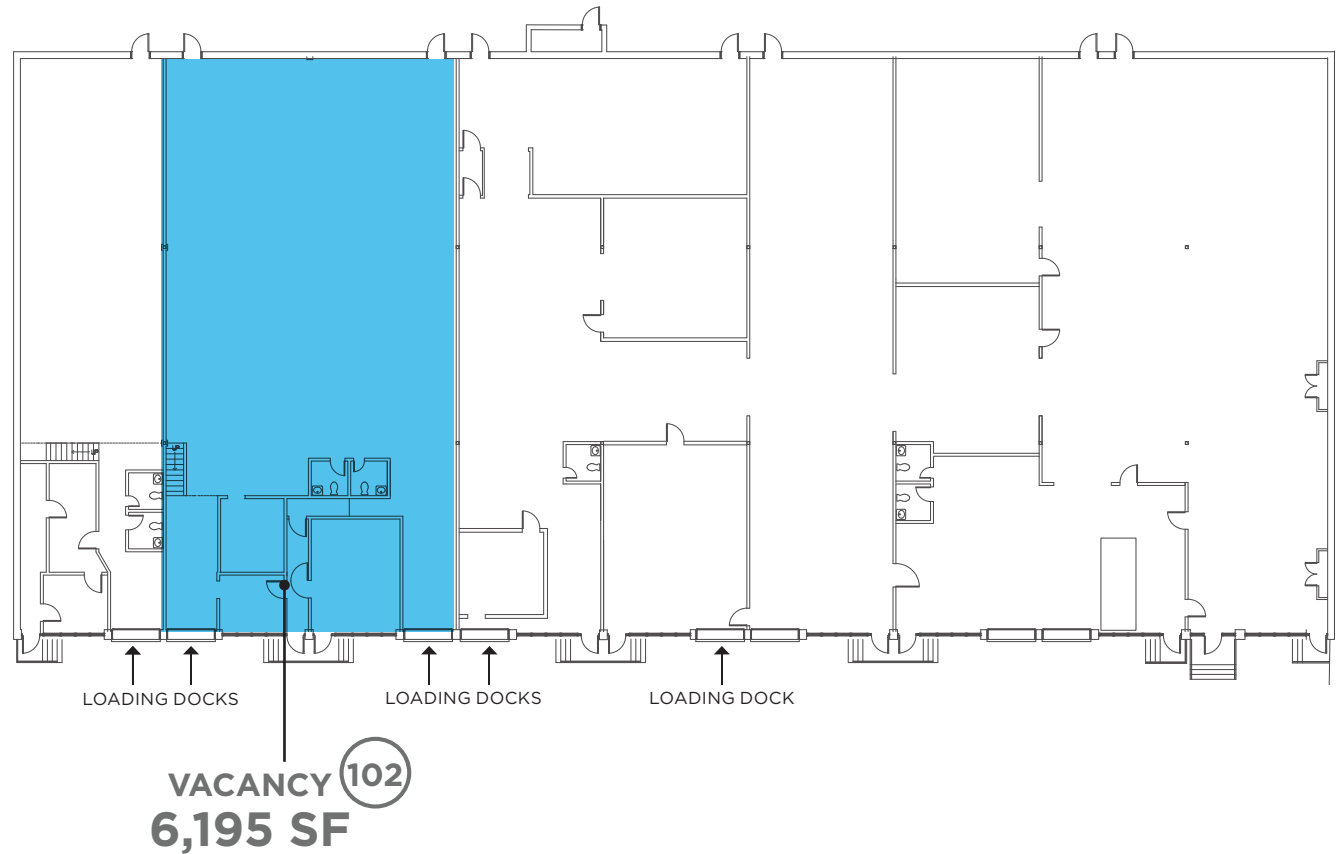
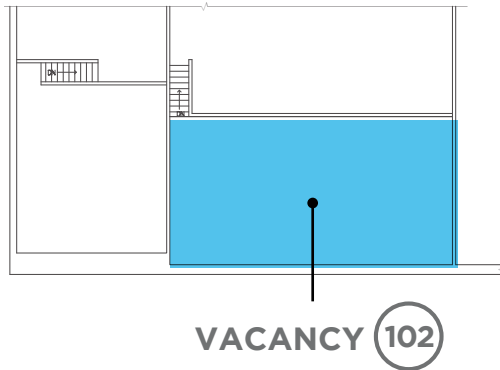
UTILITIES

WATER/SEWER: Boston Water Sewer

GAS: Eversource

ELECTRICAL: Eversource

MEZZANINE





65 SPRAGUE STREET | 460,451 SF

FIRST FLOOR

BUILDING SPECS:

YEAR COMPLETED / RENOVATED:

1905 / 1999

SIZE: 460,451 SF

AVAILABLE SF:

VACANCY E: 2,029 SF

VACANCY H: 44,918 SF

PARKING: 0.5 per 1,000

CLEAR HEIGHT: 21'

COLUMN SPACING: 22' X 33'

UTILITIES

WATER/SEWER: Boston Water Sewer /
Dedham Water District

GAS: Eversource

ELECTRICAL: Eversource

FLOOR: 6" slab throughout

PASSENGER ELEVATOR: One (1) 2,500 lb
capacity

LOADING

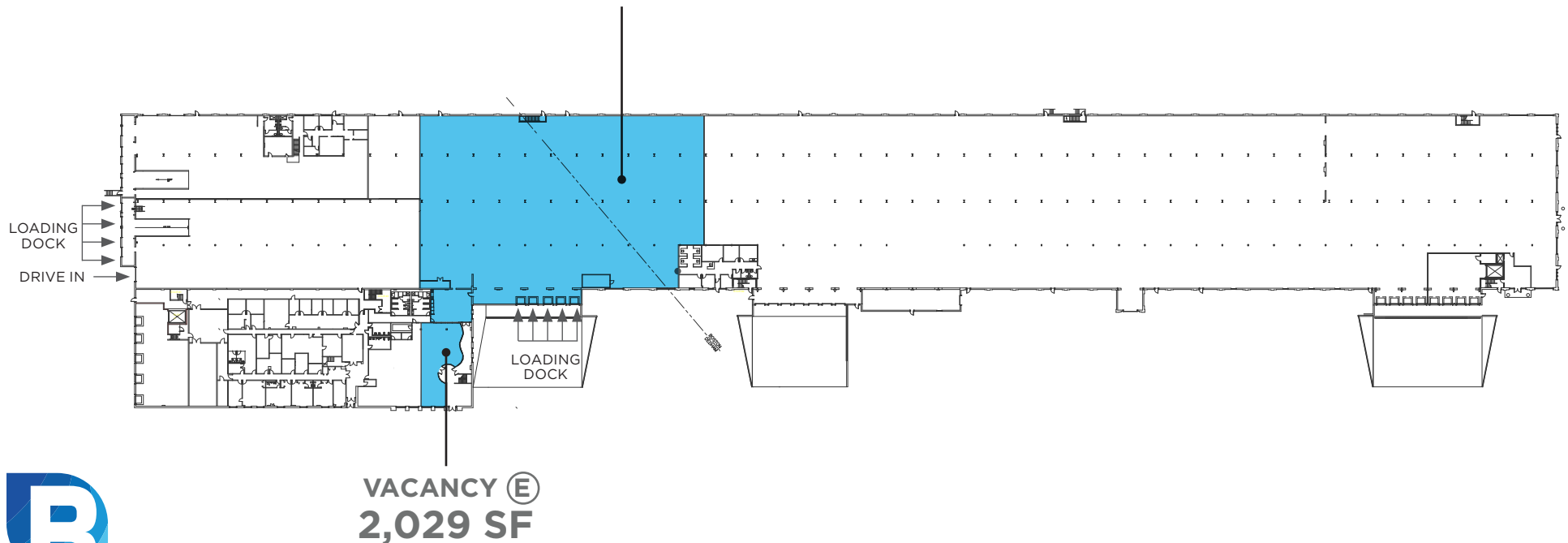
VACANCY H: 5 Docks

TRUCK COURT: 100 + feet

ELECTRICAL SERVICE / CAPACITY: 480
volt 3 phase 3000 amp main service

SPRINKLER: Wet system

VACANCY (H)
44,918 SF





65 SPRAGUE STREET | 460,451 SF

SECOND FLOOR

BUILDING SPECS:

YEAR COMPLETED / RENOVATED:
1905 / 1999

AVAILABLE SF:

VACANCY 2P 3,280 SF

VACANCY 2Z 8,807 SF

VACANCY 2V 4,439 SF

VACANCY 2X 6,523 SF

VACANCY 10,006 SF

AVAILABLE 1/1/2026

UTILITIES

WATER/SEWER: Boston Water Sewer /
Dedham Water District

GAS: Eversource

ELECTRICAL: Eversource

LOADING: Access to shared loading via
freight elevator

FREIGHT ELEVATOR: Two (2) 10,000 lb
capacity

PASSENGER ELEVATOR: One (1) 2,500
lb capacity

TRUCK COURT: 100 + feet

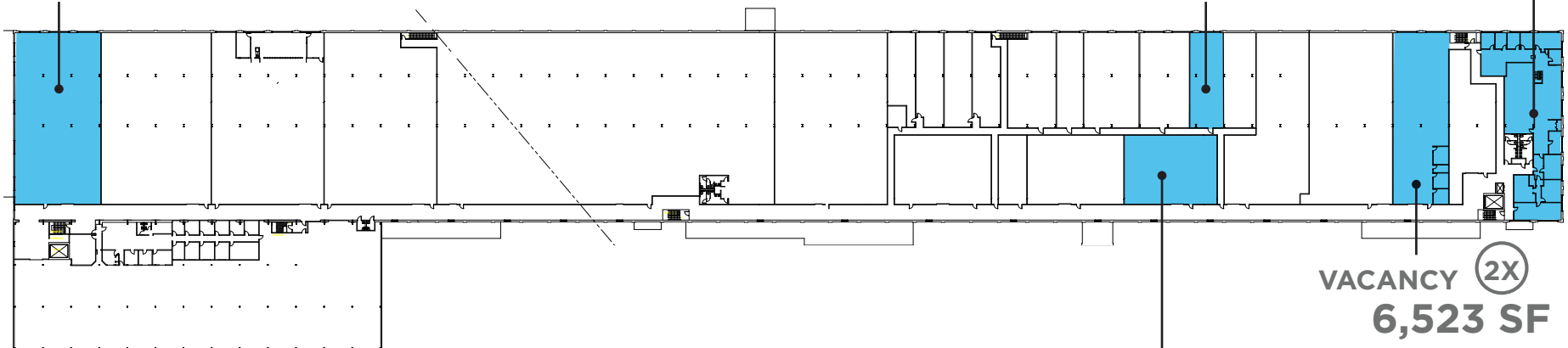
ELECTRICAL SERVICE / CAPACITY:
480 volt 3 phase 3000 amp main service

SPRINKLER: Wet system

PARKING: 0.68 per 1,000 SF

COLUMN SPACING: 22' X 33'

VACANCY
10,006 SF



VACANCY (2P)
3,280 SF

VACANCY (2Z)
8,807 SF

VACANCY (2X)
6,523 SF

VACANCY (2V)
4,439 SF



75 SPRAGUE STREET | 88,419 SF

FIRST FLOOR

BUILDING SPECS:

YEAR COMPLETED / RENOVATED:
1985 / 2000

SIZE: 88,419 SF

AVAILABLE SF:
VACANCY 201B 8,858 SF

PARKING: 0.5 per 1,000

LOADING: 2 tailboard docks

CLEAR HEIGHT: 12' - 19'

ELECTRICAL SERVICE / CAPACITY:
208/120 volt 400 amp main service

UTILITIES

WATER/SEWER: Boston Water Sewer

GAS: Eversource

ELECTRICAL: Eversource



ACCESS / LOCATION

BOSTON

 25-40 MIN

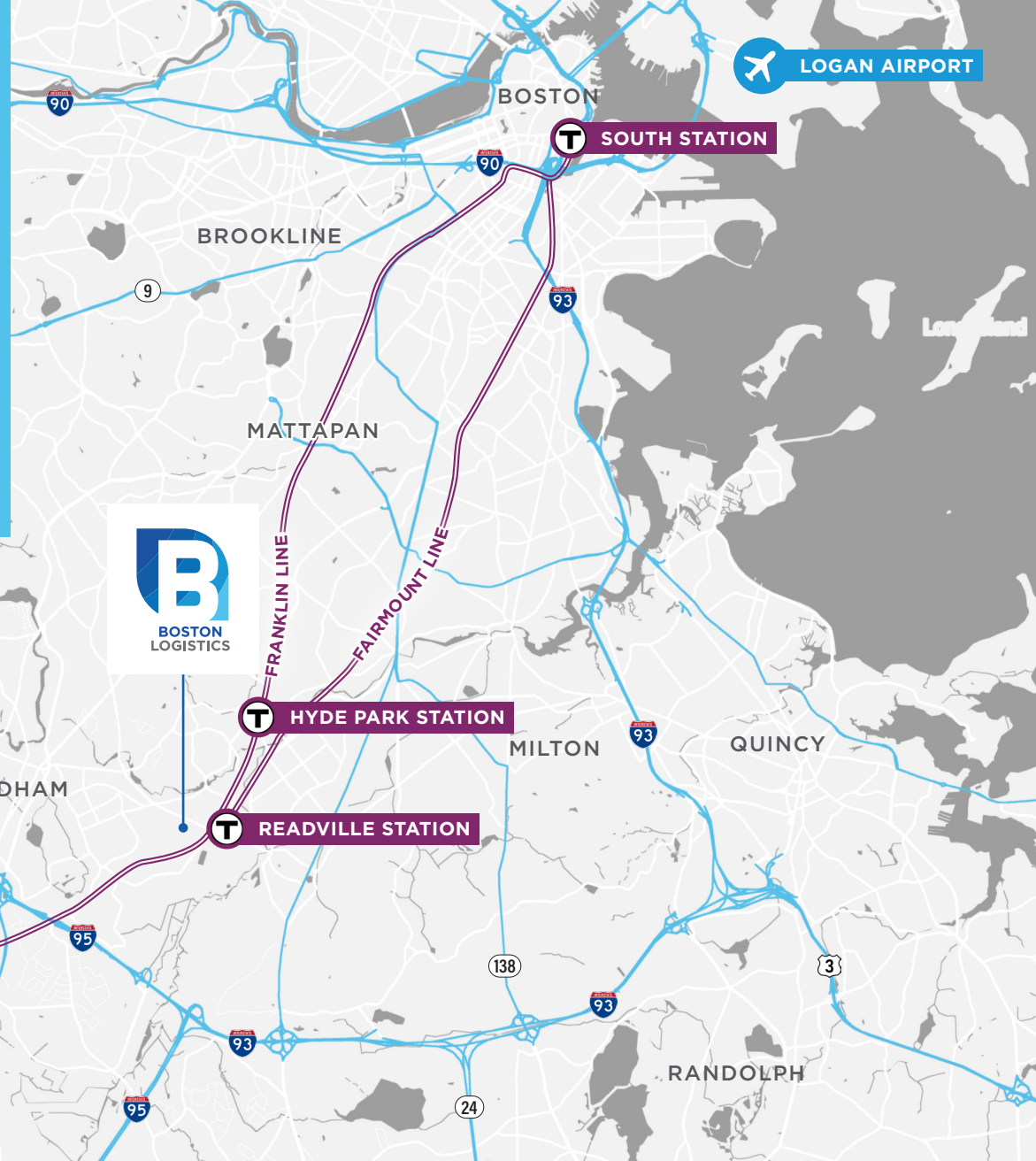
LOGAN INTL. AIRPORT

 28-45 MIN

COMMUTER RAIL STATION

 2 MIN

 14 MIN



**BOSTON'S PREMIUM
INDUSTRIAL / R&D PARK**



**SUPERIOR
HIGHWAY ACCESS**



**PUBLIC TRANSIT ACCESS
TWO COMMUTER
RAIL LINES**



**BEST LIFESTYLE
AMENITIES NEARBY**



**UNIQUE SPACES FOR
CREATIVE USERS**

FOR INFORMATION ON CURRENT AVAILABILITIES, PLEASE CONTACT:

J.R McDonald

617.863.8502

jr.mcdonald@nrmk.com

Mike Frisoli

617.863.8501

michael.frisoli@nrmk.com

Tyler McGrail

617.863.8511

tyler.mcgrail@nrmk.com

Eric Jeremiah

617.863.8635

eric.jeremiah@nrmk.com

NEWMARK