



THE CAMPUS AT INNOVATION WAY

FALL RIVER, MA

NEW CLASS A INDUSTRIAL PARK

Total of **765,000 SF** Across **Three Buildings**

25,000–316,500 SF Available for Lease

80' Building Height by Right



**NEW PLANS + SPECS
FOR COLD STORAGE**

ABILITY TO ACCOMMODATE +/- 25,000 SF USERS

SITWORK IS UNDERWAY ON BUILDING 3! 12 MONTHS FOR SUBSTANTIAL COMPLETION



**EXCEPTIONAL INFRASTRUCTURE
IN PLACE**

Up to 10,000 amps available per Building



SHOVEL READY

Site available to start immediately



**DISTRIBUTION, COLD STORAGE,
MANUFACTURING**

Uses allowed by right

NEWMARK



VMD COMPANIES

campusatinnovationway.com

PREMIER INDUSTRIAL PARK

REDESIGNED FOR FREEZER AND COOLER USERS

LOT 2 COMMITTED
(Under Construction)

LOT 3 228,889 RSF
SITWORK UNDERWAY

30,480 PALLET POSITIONS

Clear Height: **55'**
Loading Docks: **33**
Trailer Spaces: **39**
Car Parking Spaces: **150**

LOT 4 219,030 RSF

42,480 PALLET POSITIONS

Building Height by Right: **80'**
Loading Docks: **23**
Trailer Spaces: **20**
Car Parking Spaces: **152**

LOT 1 316,529 RSF

61,560 PALLET POSITIONS

Building Height by Right: **80'**
Loading Docks: **42**
Trailer Spaces: **53**
Car Parking Spaces: **232**

SUPERIOR ACCESS

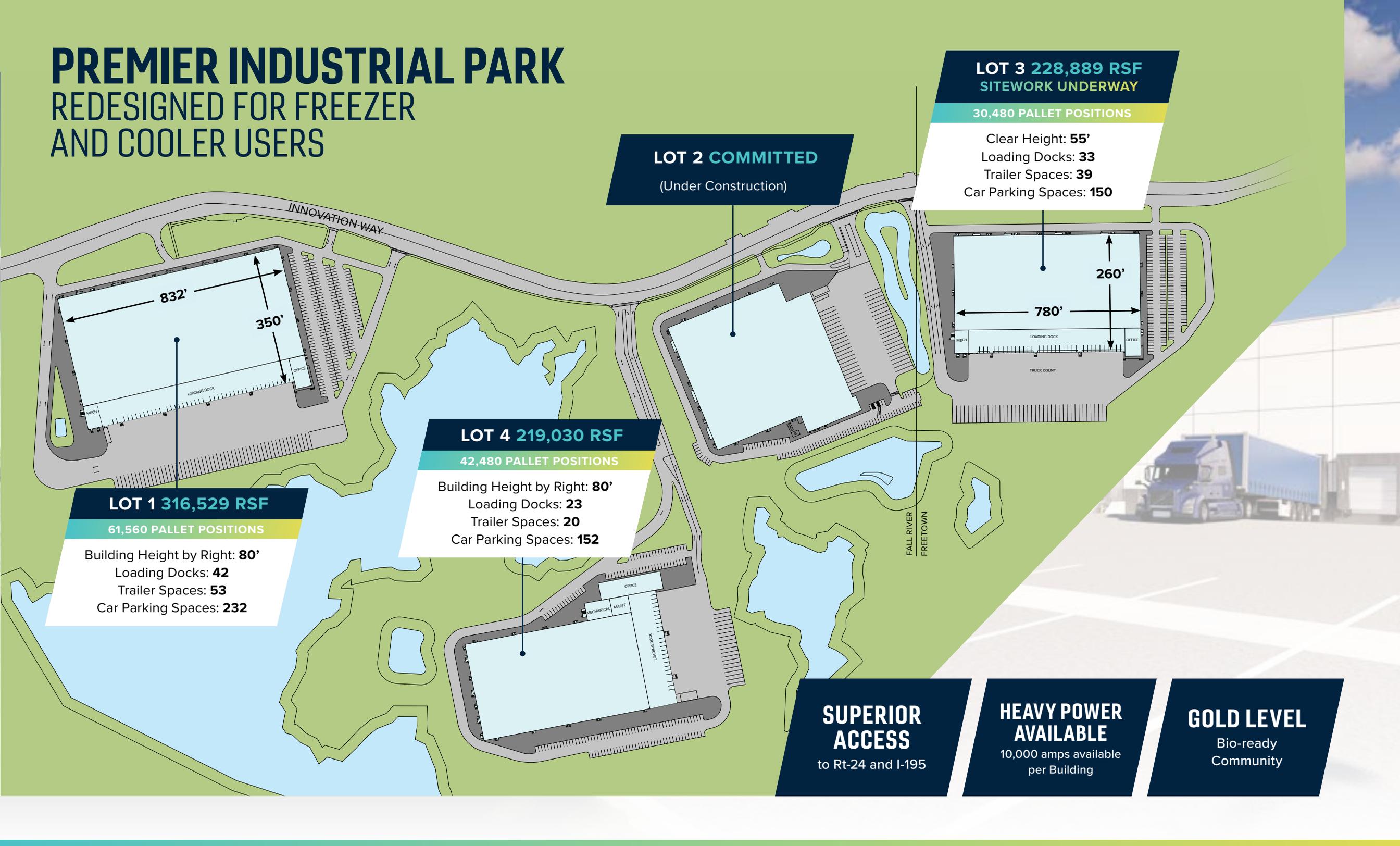
to Rt-24 and I-195

HEAVY POWER AVAILABLE

10,000 amps available per Building

GOLD LEVEL

Bio-ready Community



BUILDING 3 SPECIFICATIONS

55' Clear Height	25,000 TO 228,889 RSF Available	30,480 Pallet Positions
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PROPERTY DESCRIPTION

Property Address	31 Innovation Way, Freetown
Building Size	228,889 SF
Available SF	25,000-228,889 SF
Freezer	176,400 SF
Loading Area	37,235 SF
Office	4,569 SF (+ mezz)
Mechanical	3,058 SF (+ mezz)
Building Length & Depth	780' x 260'
Site Size	15 Acres
Zoning Code	Industrial Park District (IP)

CONSTRUCTION

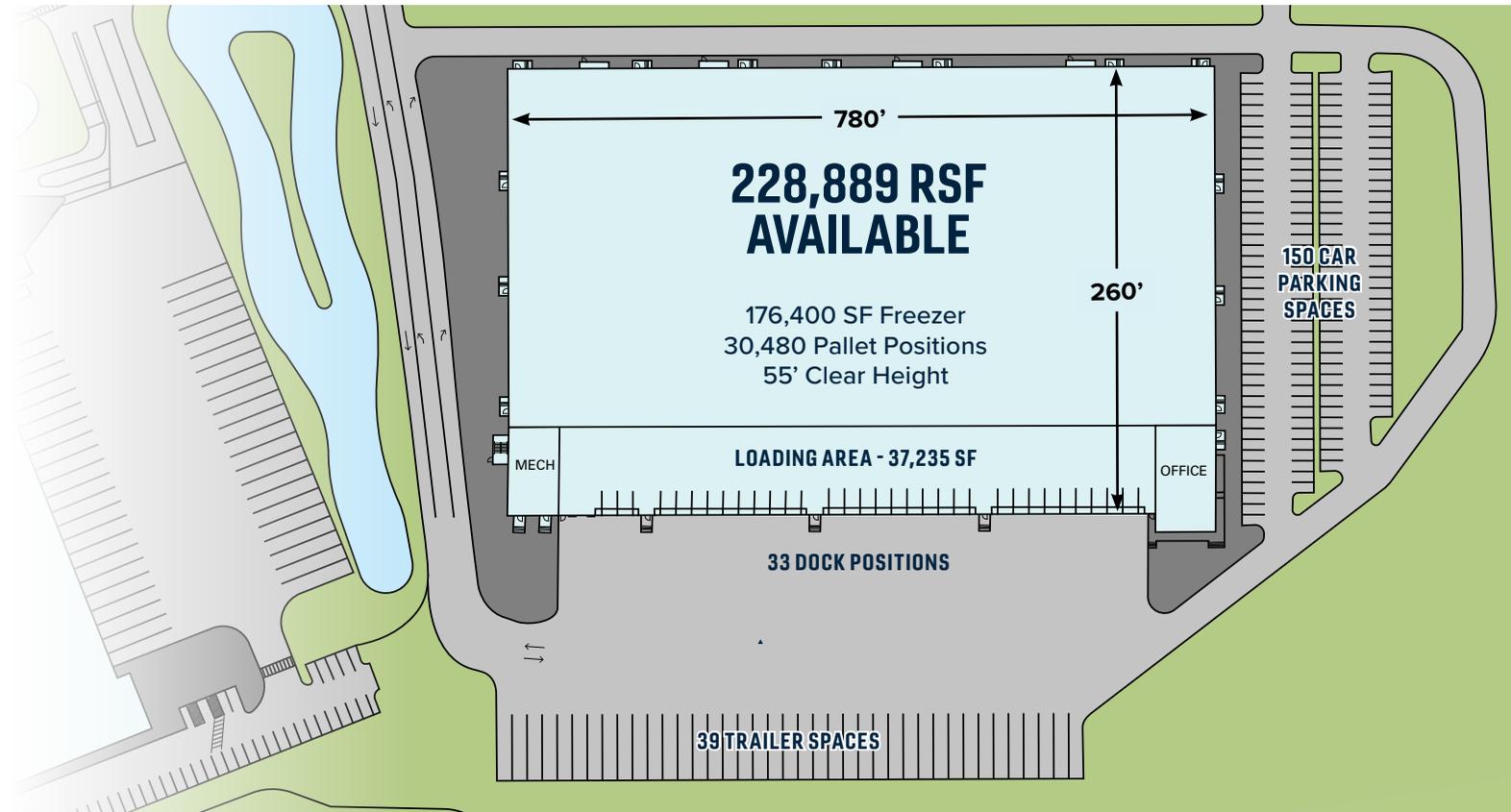
Building Profile	Cold Storage
Estimated Delivery	1Q 2026
HVAC	Ammonia, CO2 or Freon - Temp to Spec
Construction Type	Insulated Metal Panel
Clear Height	55' clear
Roof	60-mil TPO, Min R55
Floor Slab	6" with under slab glycol system
Column Spacing	50' x 50' & 75'
Loading Docks	33 loading docks
Drive-in Doors	1 grade-level door
Dock Levelers	45,000 lb. hydraulic levelers w/ under-leveler seals
Truck Court	130' plus 60' of trailer parking
Dock Apron	55' deep concrete dock apron
Trailer Parking	39 spaces, with a 10' wide concrete pad
Auto Parking	150 spaces

BUILDING SYSTEMS & UTILITIES

Electric Service	6,000 Amps 480V 3-phase
Sprinkler	NFPA Compliant Dry System
Lighting	Motion sensing energy efficient LED, 25' candles
Heating & HVAC	Roof Mounted Gas Fired Units
Electricity	National Grid
Water	City of Fall River (Up to 1.2 Million GPD Available)
Sewer	City of Fall River
Gas	Liberty Gas

PALLET CALCULATIONS

Total Pallet Positions	30,480 Pallet Positions
	116 per Short aisle x 38 = 4,408 x 6 high = 26,448 Pallets
	132 per Long aisle x 2 = 264 x 6 high = 1,584 Pallets
	272 per head wall x 3 high = 816 Pallets
	272 per head wall x 6 high = 1,632 Pallets



BUILDING 1 SPECIFICATIONS

80'
Building Height
by Right

**50,000 TO
308,024 RSF**
Available

61,560
Pallet
Positions

PROPERTY DESCRIPTION

Property Address	875 Innovation Way, Fall River
Building Size	308,024 SF
Available SF	50,000-308,024 SF
Freezer	252,816 SF
Loading Area	46,703 SF
Office	5,072 SF (+ mezz)
Mechanical	3,433 SF (+ mezz)
Building Length & Depth	832' x 350'
Site Size	28 Acres
Zoning Code	Industrial Park District (IP)

BUILDING SYSTEMS & UTILITIES

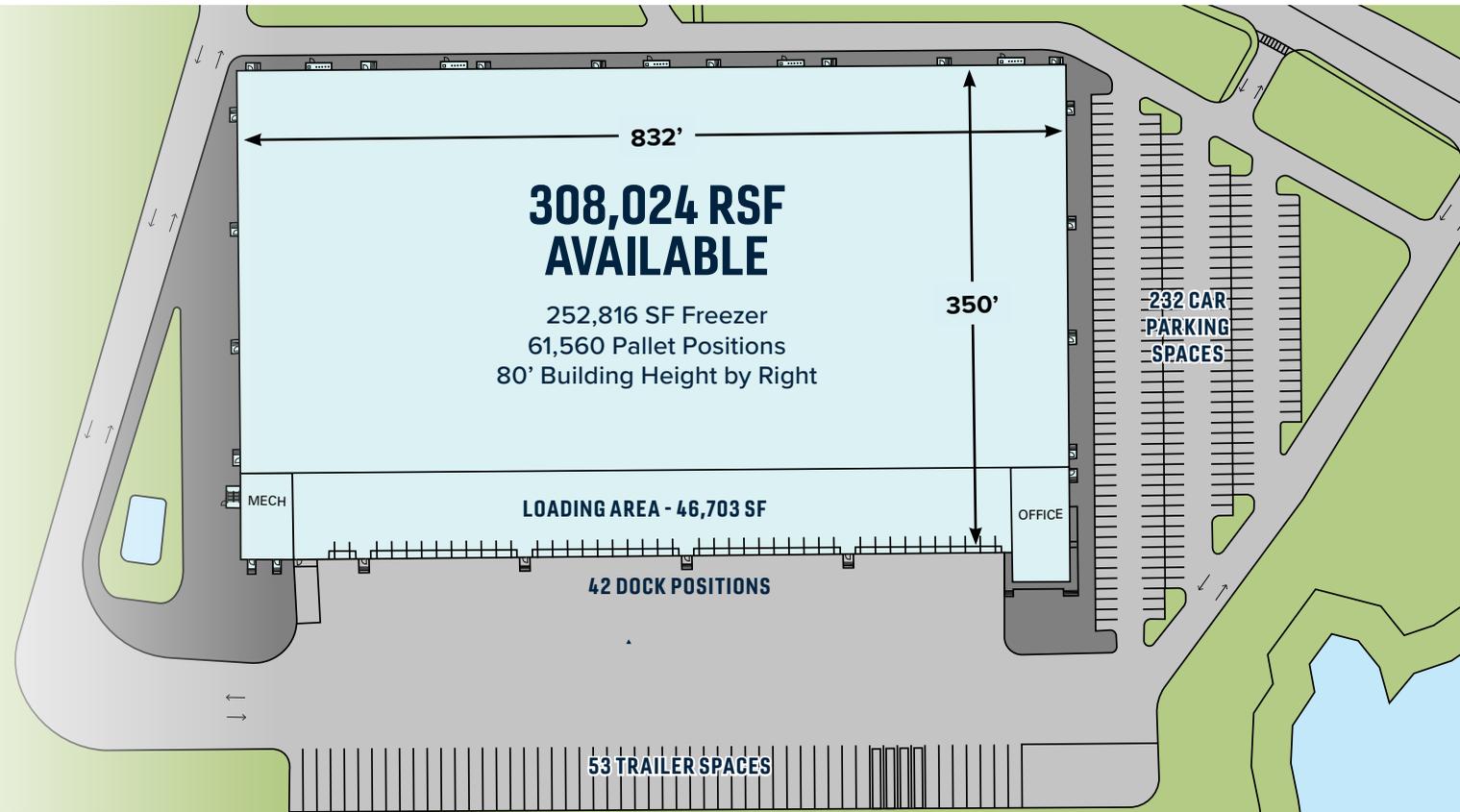
Electric Service	6,000 Amps 480V 3-phase
Sprinkler	NFPA Compliant Dry System
Lighting	Motion sensing energy efficient LED, 25' candles
Heating & HVAC	Roof Mounted Gas Fired Units
Electricity	National Grid
Water	City of Fall River (Up to 1.2 Million GPD Available)
Sewer	City of Fall River
Gas	Liberty Gas

PALLET CALCULATIONS

Total Pallet Positions	61,560 Pallet Positions
	76 down aisle x 2 = 152 per Aisle
	152 per aisle x 45 aisles = 6,840 Pallets
	6,840 pallets x 9 High = 61,560 Pallets

CONSTRUCTION

Building Profile	Cold Storage
Estimated Delivery	BTS
HVAC	Ammonia, CO2 or Freon - Temp to Spec
Construction Type	Insulated Metal Panel
Clear Height	80' building height by right
Roof	60-mil TPO, Min R55
Floor Slab	6" with under slab glycol system
Column Spacing	50' x 50' & 75'
Loading Docks	42 loading docks
Drive-in Doors	1 grade-level door
Dock Levelers	45,000 lb. hydraulic levelers w/ under-leveler seals
Truck Court	130' plus 60' of trailer parking
Dock Apron	55' deep concrete dock apron
Trailer Parking	53 spaces, with a 10' wide concrete pad
Auto Parking	232 spaces



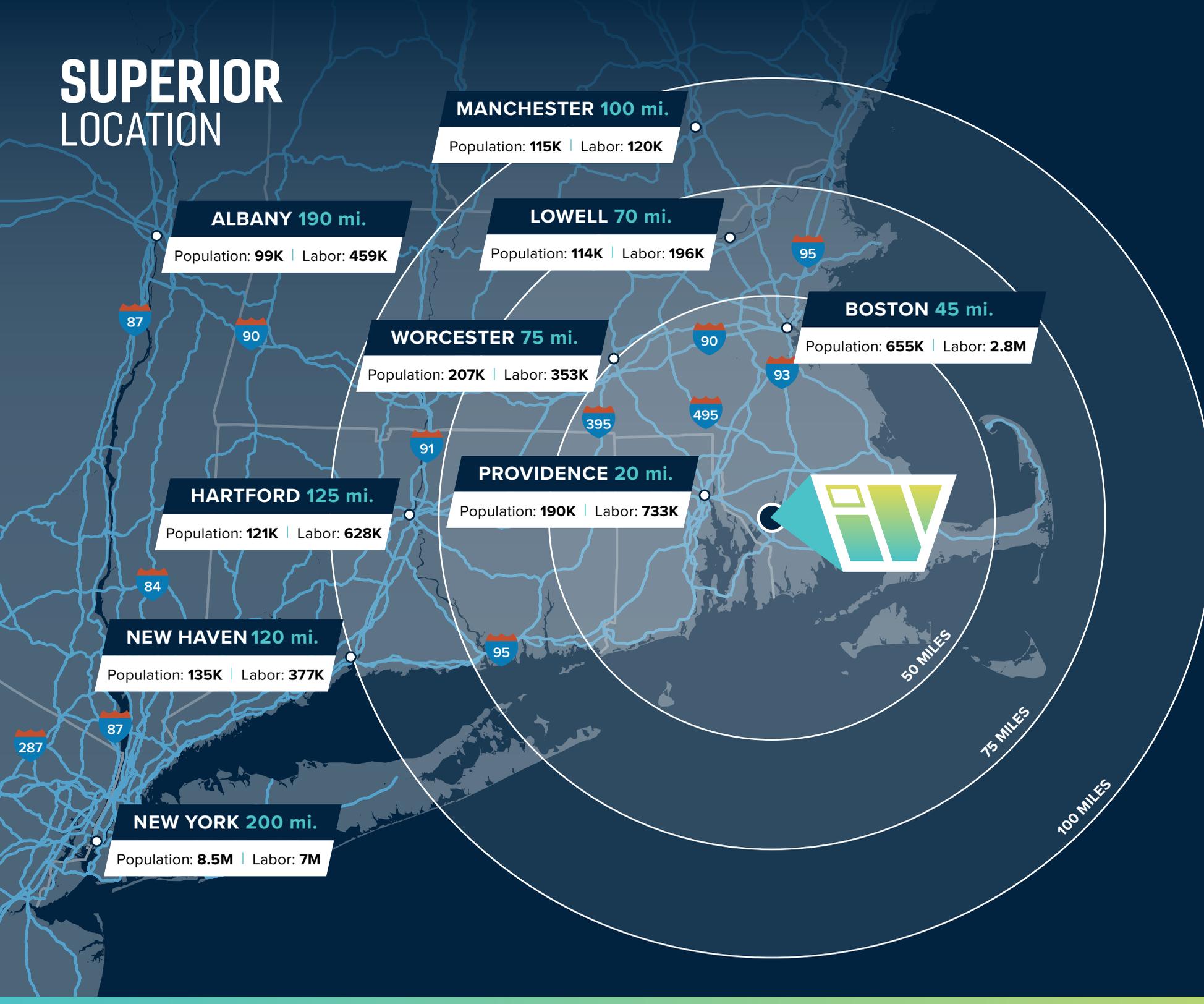
BUILDING 4 RENDERINGS



BUILDING 4 RENDERINGS



SUPERIOR LOCATION



15 min.
I-495

26 min.
I-95

28 min.
I-93/RT.128

48 min.
I-90

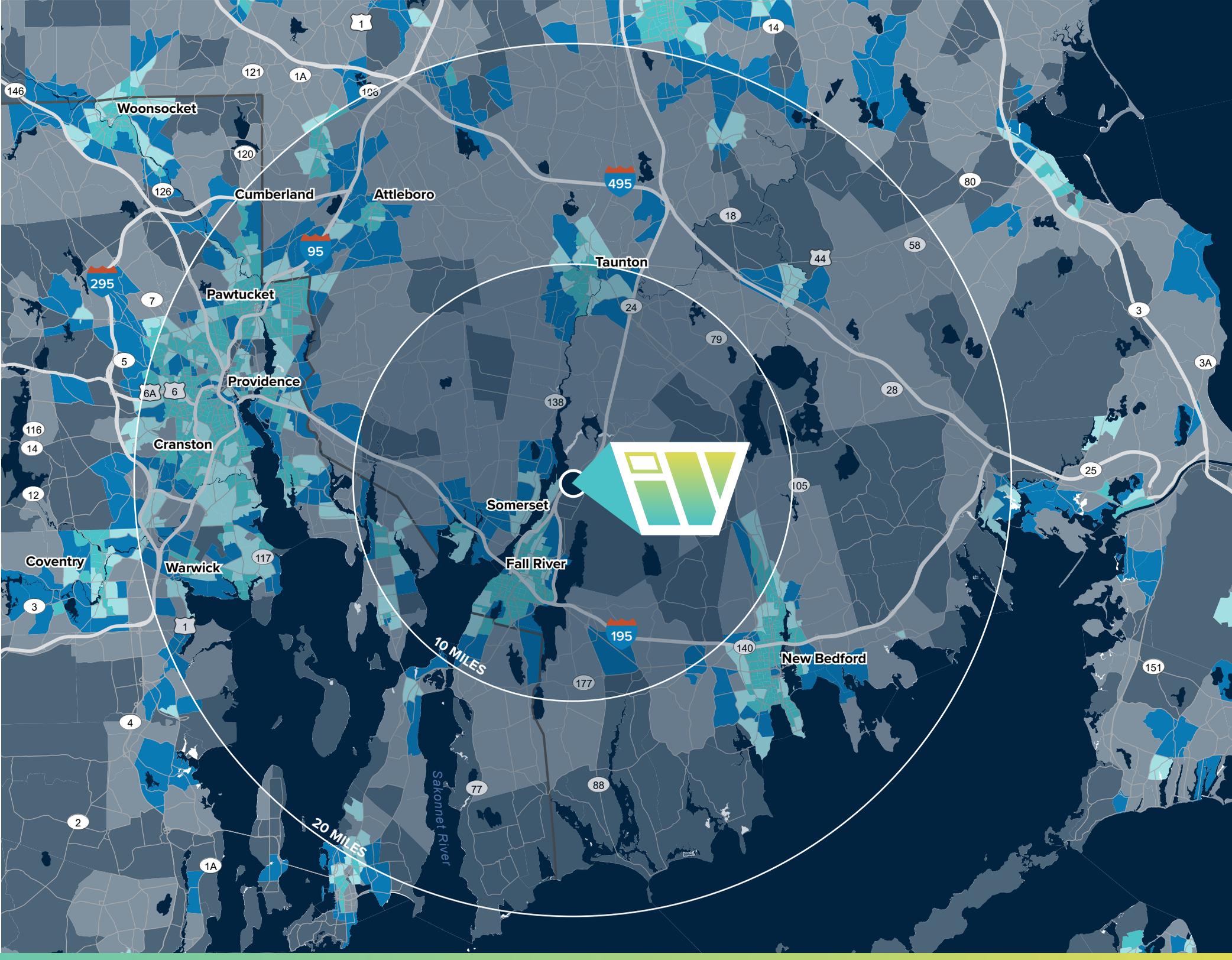


TARGET WORKFORCE IN FALL RIVER

TARGET WORKERS PER SQUARE MILE

- Less than 25 workers
- 25 - 100 workers
- 100 - 250 workers
- 250 - 500 workers
- More than 500 workers

Radius	Total Population	Target Workers
20 Miles	1,081,362	111,108
10 Miles	271,757	32,071

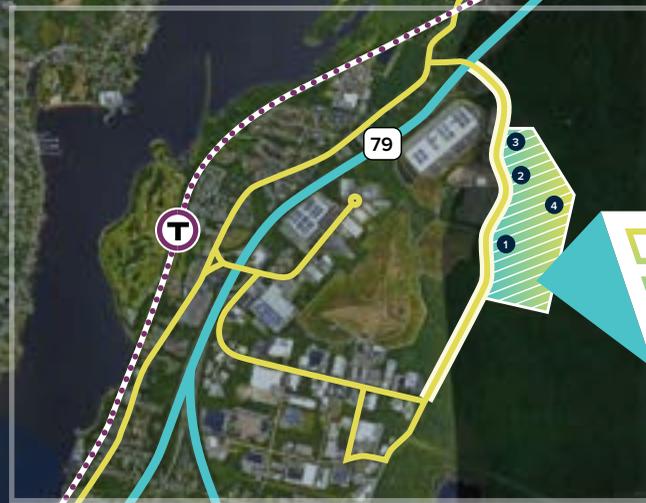


UNPARALLELED ACCESS

1 min.
RT.24

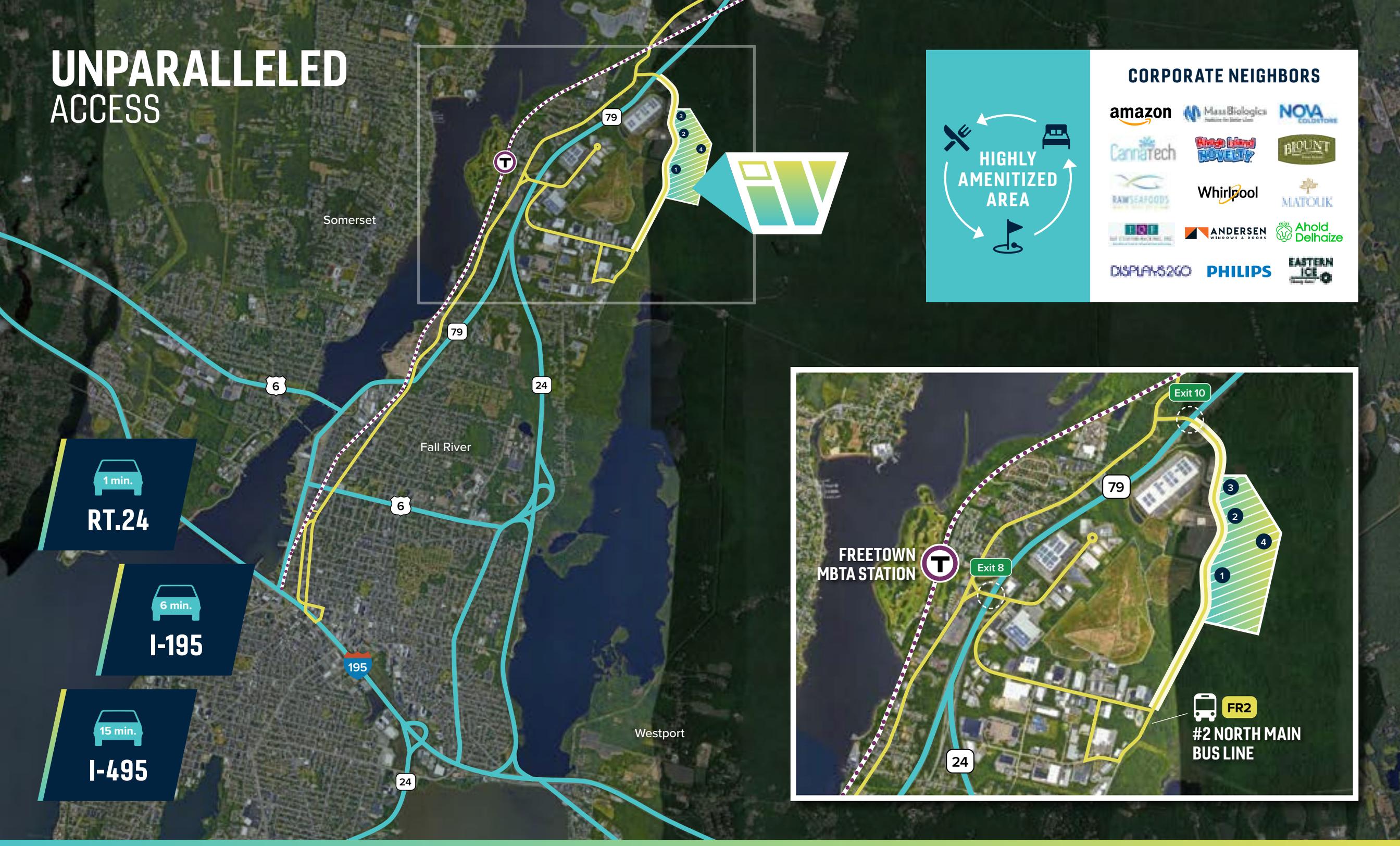
6 min.
I-195

15 min.
I-495



CORPORATE NEIGHBORS

amazon	Mass Biologics Member of the Boston Life	NOVA COLDESTONE
Cannatech	Whisper Island NOVELTY	BICOUNT
RAWSEAFOODS	Whirlpool	MATOUK
ANDERSEN WINDOWS & DOORS	Ahold Delhaize	
DISPLAYS2GO	PHILIPS	EASTERN ICE





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NEWMARK



VMD COMPANIES

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, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.