

# SHAWMUT PARK BY SEYON

CANTON, MA



**LIGHT INDUSTRIAL,  
MANUFACTURING,  
LIFE SCIENCE  
SPACE FOR LEASE**

**NEWMARK**



**SEYON**



# SHAWMUT PARK BY SEYON | CANTON, MA

Situated less than 20 miles from the borders of both Boston and Cambridge, Shawmut Park by Seyon benefits from exceptional positioning with respect to major regional highways and train routes in a rapidly-growing mixed-use community.

## MULTI-MODAL ACCESS

Shawmut Park by Seyon is strategically situated adjacent to an Interstate 95 on-ramp and just three miles from the junction of Interstates 93 and 95, facilitating seamless access to these key distribution corridors. The park is also located two miles from the Route 128 MBTA/Amtrak train station, which provides service to major East Coast cities including Boston, Providence, New York City and Washington, D.C. Ownership will provide the tenants of Shawmut Park by Seyon a yearly Uber/Lyft for Business stipend for transportation to and from University Station. Furthermore, a \$56+ million project is currently underway to improve traffic flow in the area surrounding the Dedham Street/Interstate 95 interchange, Shawmut Park by Seyon's primary access point.

## DYNAMIC MIXED-USE ENVIRONMENT

A newly-constructed mixed-use community that comprises more than two million square feet of development across 120 acres. Situated in Westwood near its border with both Canton and Norwood, University Station has established the surrounding area as one of suburban Boston's most attractive "live-work-play" destinations.

This three-town area – which is home to a diverse roster of industrial and office users, including Eversource, Grainger, Harvey Building Products, Home Depot, John Hancock, MS International, MS Walker, Romanow Container, Taylor New England and UPS – continues to grow with multiple developments currently underway or proposed for future construction.

### DISTANCE TO MAJOR HIGHWAYS & CITIES

|           |            |
|-----------|------------|
|           | 3 MILES    |
|           | < 15 MILES |
|           | < 20 MILES |
| BOSTON    | < 20 MILES |
| CAMBRIDGE | < 20 MILES |





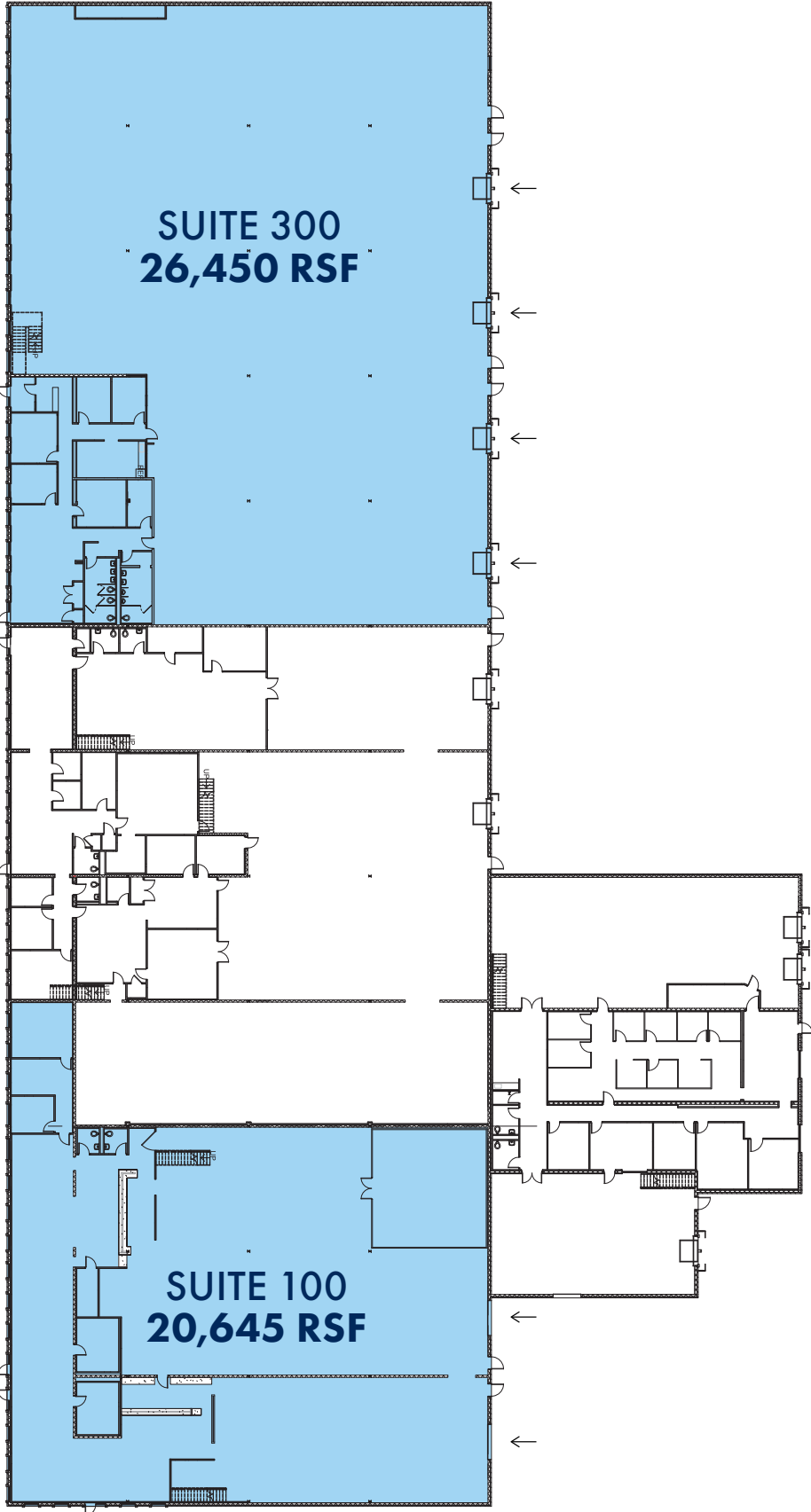
110 SHAWMUT ROAD | CANTON, MA

Site Overview

|                  |                                    |
|------------------|------------------------------------|
| Property Address | 110 Shawmut Road, Canton, MA 02021 |
| Land Area        | 5.30 acres                         |
| Zoning           | Industrial                         |
| Year Built       | 1987; Renovated in 2000            |

Property Overview

|                |                        |  |
|----------------|------------------------|--|
| Suite 300      | Building Rentable Area | 80,789 SF  |
|                | Total Available        | 26,450 SF  |
|                | Warehouse              | 22,144 SF  |
|                | Office                 | 2,982 SF   |
| Suite 100      | Mezzanine              | 1,324 SF   |
|                | Total Available        | 20,645 SF  |
|                | Warehouse/Office       | 16,016 SF  |
| Suite 100      | Mezzanine              | 4,631 SF   |
|                |                        |  |
| Loading        |                        | Suite 300: 4 loading docks<br>Suite 100: 2 loading docks                       |
| Clear Height   |                        | 21'  |
| Column Spacing |                        | 36' x 36'  |
| Parking Ratio  |                        | 2/1,000 SF   |
| Power          |                        | Suite 300: 800 amps, 3 phase, 4 wire<br>Suite 100: 1,000 amps, 3 phase, 4 wire |
| HVAC           |                        | Rooftop package units & ceiling hung gas-fired unit heaters                    |
| Sprinkler      |                        | 100% wet system  |
| Structure      |                        | Steel  |
| Foundation     |                        | Concrete slab on grade   |
| Façade         |                        | Brick veneer & pilasters   |
| Roof           |                        | Flat EPDM rubber membrane roof   |
| Utilities      |                        | Electric: Eversource<br>Gas: Columbia Gas<br>Water & Sewer: Town of Canton     |



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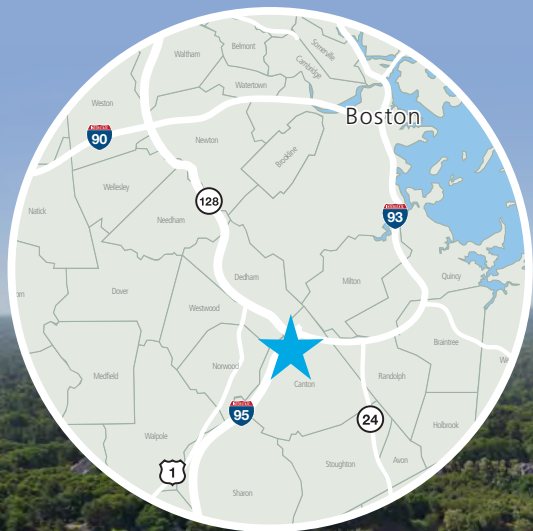




IN GREAT COMPANY







110 SHAWMUT ROAD

125 SHAWMUT ROAD

121 SHAWMUT ROAD

115 SHAWMUT ROAD

105 SHAWMUT ROAD

95 SHAWMUT ROAD

65 SHAWMUT ROAD

50 SHAWMUT ROAD

# SHAWMUT PARK BY SEYON

CANTON, MA

## NEWMARK

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