

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

INTERSTATE 93	3 MILES
INTERSTATE 90	< 15 MILES
INTERSTATE 495	< 20 MILES
BOSTON	< 20 MILES
CAMBRIDGE	< 20 MILES

UNIVERSITY STATION

EXISTING

40 Retailers/Restaurants
450 Apartment/Condo Units
130 Hotel Rooms
200,000 SF Office Building
80,000 SF Medical Facility

UPCOMING

2 Office Buildings
1 Restaurant
Medical Facility Expansion

ROUTE 128 TRAIN STATION

 AMTRAK

Boston → 20 minutes
Providence → 40 minutes
New York City → 3 hours
Washington, D.C. → 6 hours

BOSTON



The Skating Club of Boston
750 University Avenue

3 Skating Rinks
4,500-Person Capacity

TOPGOLF
777 Dedham Street

60,000 SF Entertainment Complex/Golf Driving Range

INTERSTATE 95/DEDHAM STREET TRAFFIC IMPROVEMENTS



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BOSTON

DEMOGRAPHICS

10-MILE RADIUS



870,000
Residents

\$120,800
Average Household Income

- Creating a brand-new off-ramp from Interstate 95 northbound to Dedham Street
- Widening Dedham Street from two to four lanes
- Adding sidewalks for pedestrians and shoulders for bicyclists along Dedham Street
- Installing new traffic signals along Dedham Street
- Widening the Dedham Street bridge from two to five lanes

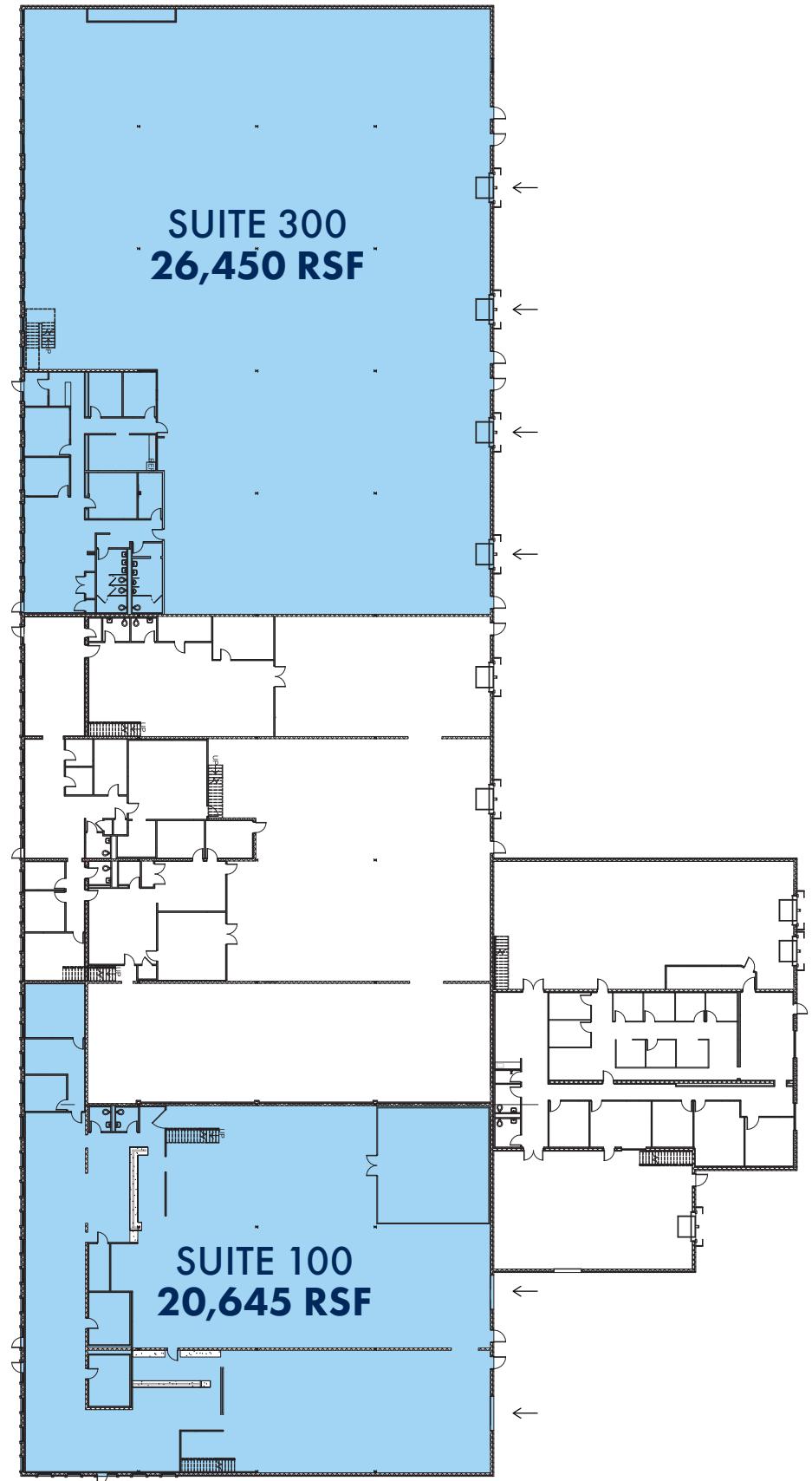
110 SHAWMUT ROAD | CANTON, MA

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
Mezzanine	1,324 SF
Suite 100	
Total Available	20,645 SF
Warehouse/Office	16,016 SF
Mezzanine	4,631 SF
Loading	Suite 300: 4 loading docks 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 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 Gas: Columbia Gas Water & Sewer: Town of Canton

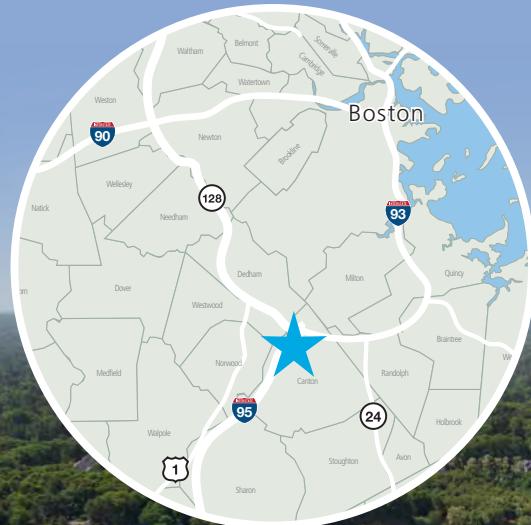


110 SHAWMUT ROAD | CANTON, MA



IN GREAT COMPANY





SHAWMUT PARK BY SEYON

CANTON, MA

NEWMARK

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