

The Premier Infill Master Planned Industrial Park

READVILLE
YARD



52 Industrial Drive | Boston, Massachusetts

±18,670 SF **Available**



CBRE

INTERCONTINENTAL

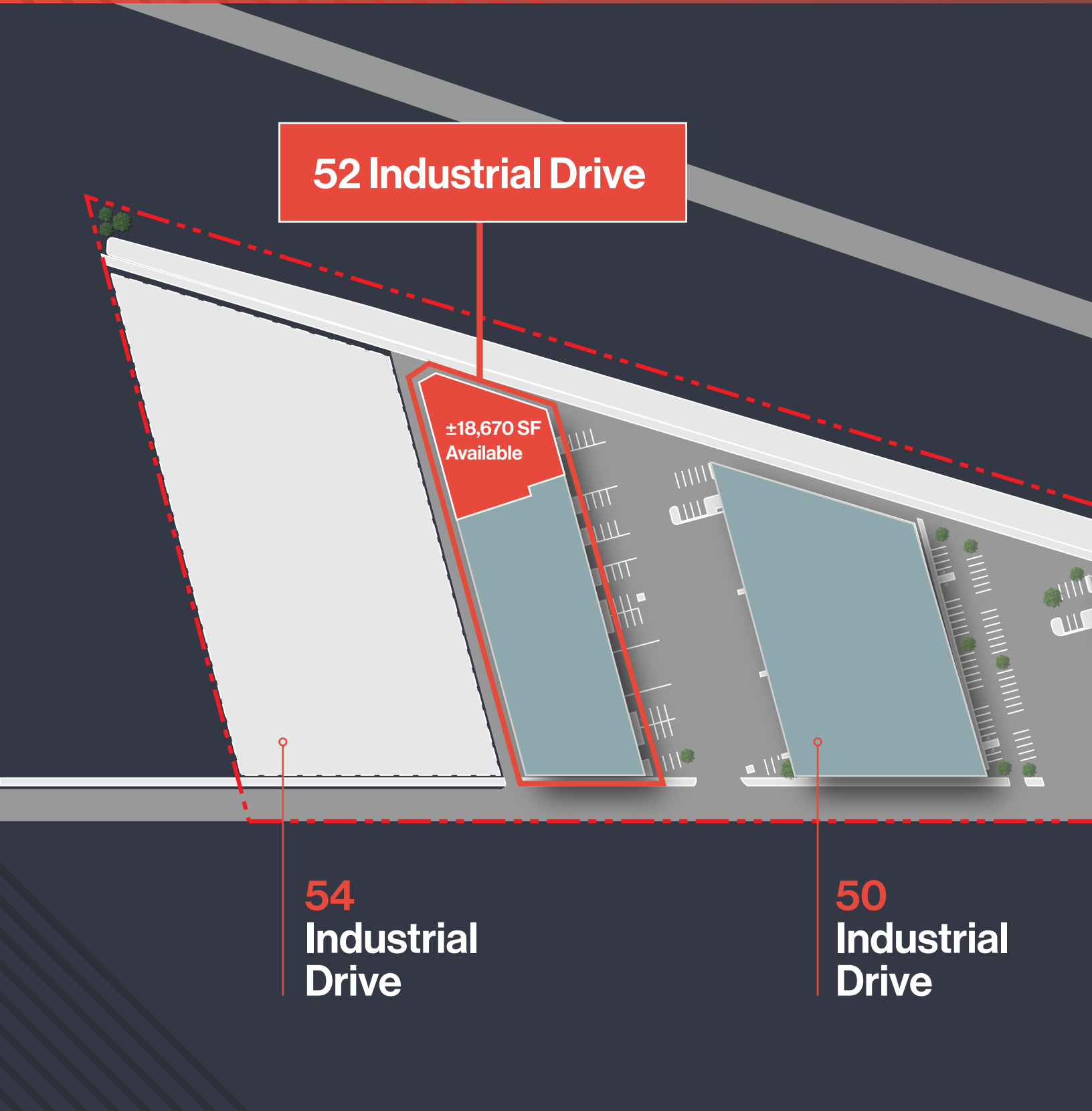
Park Site Plan

52 Industrial Drive

±18,670 SF
Available

54
Industrial
Drive

50
Industrial
Drive





48
**Industrial
Drive**

Building Specifications

52 Industrial Drive | ±18,670 SF Available

TOTAL BUILDING AREA

±69,970 SF

YEAR BUILT

2019

AVAILABLE

October 1st, 2026

BUILDING DIMENSIONS

140' x 180'

LAND AREA

±20.83 Acres

CLEAR HEIGHT

26'

COLUMN SPACING

40' x 44'

LOADING DOCKS

Two (2) tailboard docks;
One (1) drive-in door

LIGHTING

LED

HVAC

Fully Air-Conditioned

POWER

800 Amps, 3-phase, 4-wire
(to suite)

SPRINKLERS

High density, high pile storage/ESFR

PARKING

±1.00/1,000 SF parking ratio

UTILITIES

WATER & SEWER: City of Boston

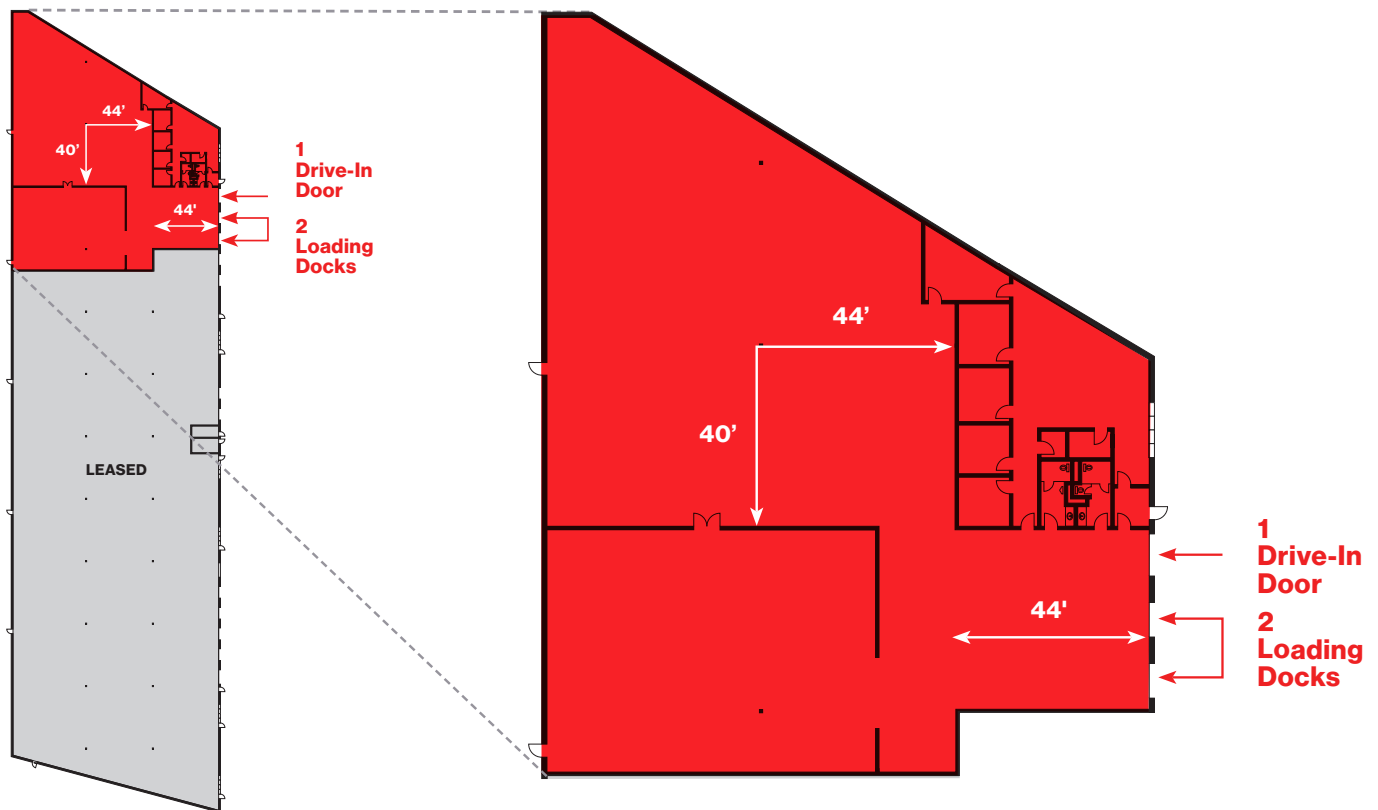
ELECTRIC: Eversource

GAS: National Grid

±18,670 SF Available



Floor Plan



Best in Class Infrastructure



Diagram of a drive-in door. A white line starts from a small circle on the floor, goes down vertically, then up and to the left, ending in a larger circle that points to the bottom of a large white door. The door is partially open, showing a view of green trees outside.

Drive-in
Door



Diagram of two tailboard loading docks. Two white lines start from small circles on the floor, go down vertically, then up and to the left, ending in larger circles that point to the bottom of two large white doors. Both doors are partially open, showing a view of green trees and a car outside.

2 Tailboard
Loading Docks



26'
Clear
Heights

40' x 44'
Column Spacing

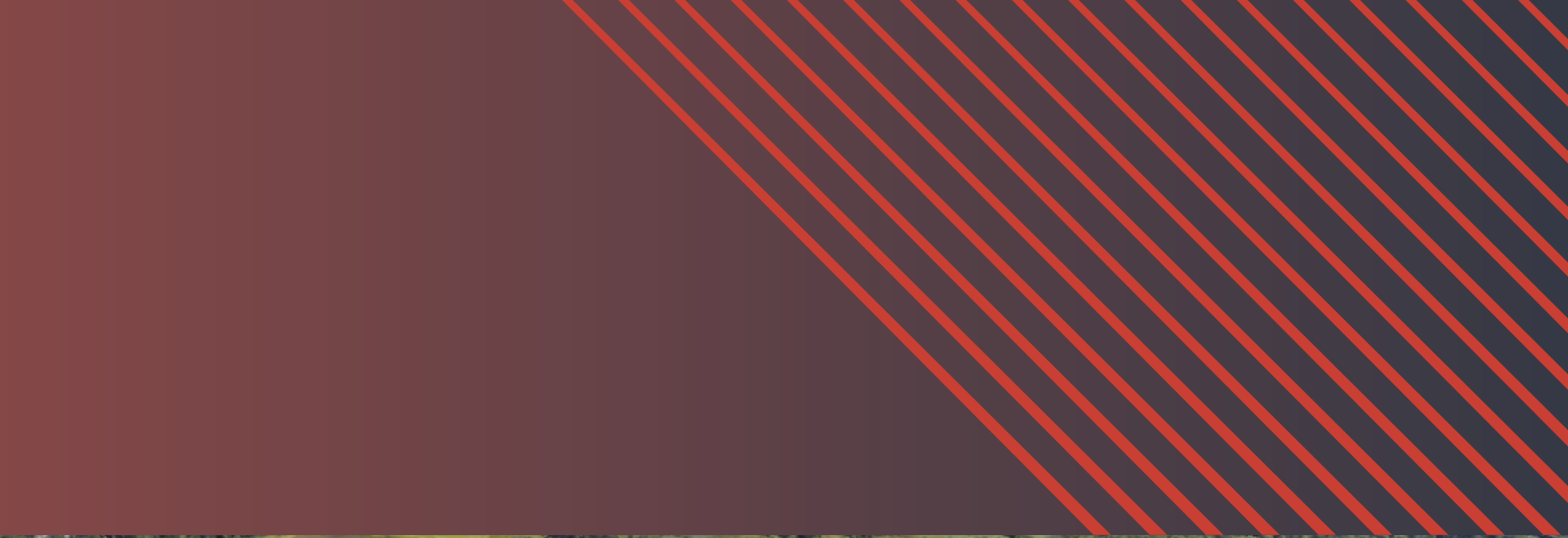
40'

44'

2019 Construction

Corporate Neighbors





 **ROCK SPOT
CLIMBING**

Bake Shop Quality
**BOSTON
BAKING**

 Katsiroubas Bros.
EVERSOURCE
ENERGY

HD SUPPLY
FACILITIES MAINTENANCE

ABEX
Transportation | Warehousing | Logistics

 **THE RIDE**

amazon

 **M·S WALKER**
FINE WINES & SPIRITS SINCE 1933

**BOSTON
PICKLE
CLUB** 

**BOSTON
UNIVERSITY**  **RR DONNELLEY**



Access & Amenities



LEGACY PLACE

KINGS LEGAL C BAR SEPHORA
SHOWCASE CHENNAI lululemon
WHOLE FOODS MARKET GAP SHAKE SHACK J.CREW
BANANA REPUBLIC ANTHROPOLOGIE
pure barre Yard House WILLIAMS SONOMA
sweetgreen ...AND MORE!

READVILLE
YARD 5

EXIT 15
2.7 MILES

2.6 MILES

EXIT 14



128

EXIT 13

AMTRAK

ROUTE 128 WESTWOOD

4.4 MILES

NORWOOD
MEMORIAL AIRPORT

UNIVERSITY STATION

AMTRAK T Wegmans
ANTHONY'S COAL FIRED PIZZA CHIPOTLE Marshalls
Rack YOUR FINE JOE'S Panera BREAD
DEL FRISCO'S GRILLE LIFE TIME Starbucks target

Location & Access

BY CAR

Interstate 95	1 minute
Mass Pike	15 minutes
Interstate 495	20 minutes
South Station	30 minutes
Logan Airport	35 minutes

BY TRAIN

Back Bay Station	8 minutes
South Station	15 minutes



Directly connected to the
**MBTA Readville
Commuter Rail Station**



Minutes from
**Legacy Place
Shopping Center**

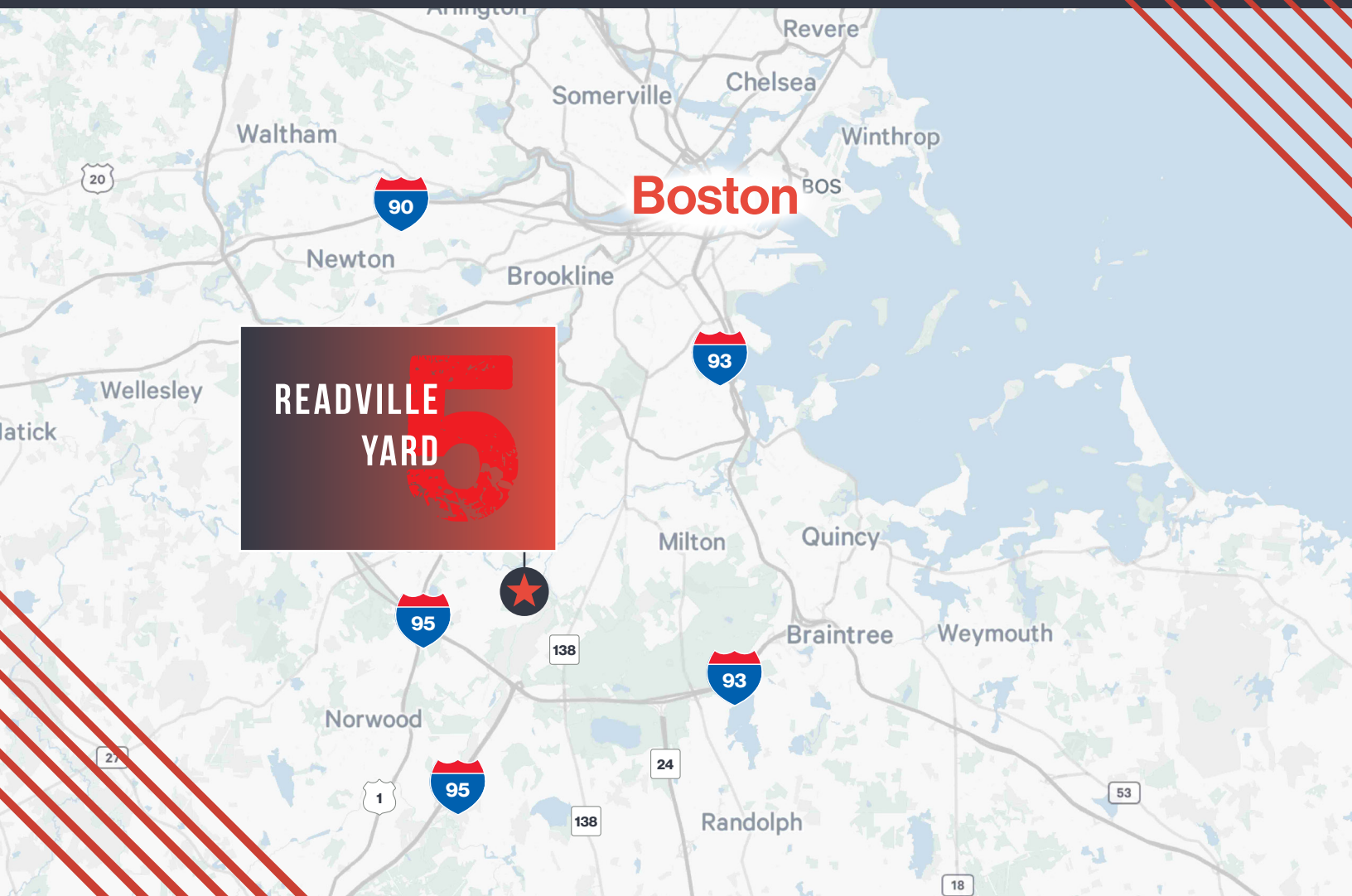


Quick access to
**Route 128 and
Interstate 95**

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Year	Total	Total	Total
2025 # of Employees	8,573	55,829	144,885

Population Data	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Population	13,426	95,761	246,682
2020 Population	14,431	101,399	262,767
2025 Population - Current Estimate	14,081	97,812	256,303
2030 Population - Five Year Projection	14,578	98,648	258,244
Act.Growth 2020-2025	-0.47%	-0.68%	-0.47%
Proj. Growth 2025-2030	0.70%	0.17%	0.16%

Source: ESRI



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