

RAYNHAM I-495 LOGISTICS CENTER

2107 BROADWAY | RAYNHAM, MA

AVAILABLE
FOR LEASE

±409,200 SF HIGH-BAY DISTRIBUTION CENTER



BREAKING
GROUND
Q3-Q4 2022

DEVELOPER

**BAY COLONY
PROPERTIES**

CBRE

PROPERTY DESCRIPTION

CBRE's Industrial team is pleased to bring to your attention the availability of a ±409,200 SF high-bay industrial development at Raynham I-495 Logistics Center in Raynham, Massachusetts. This distribution facility is situated on approximately 43 acres of land and is easily accessible from Interstate 495.



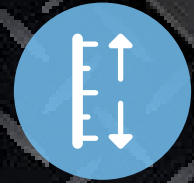
**CROSS-DOCK
LOADING**



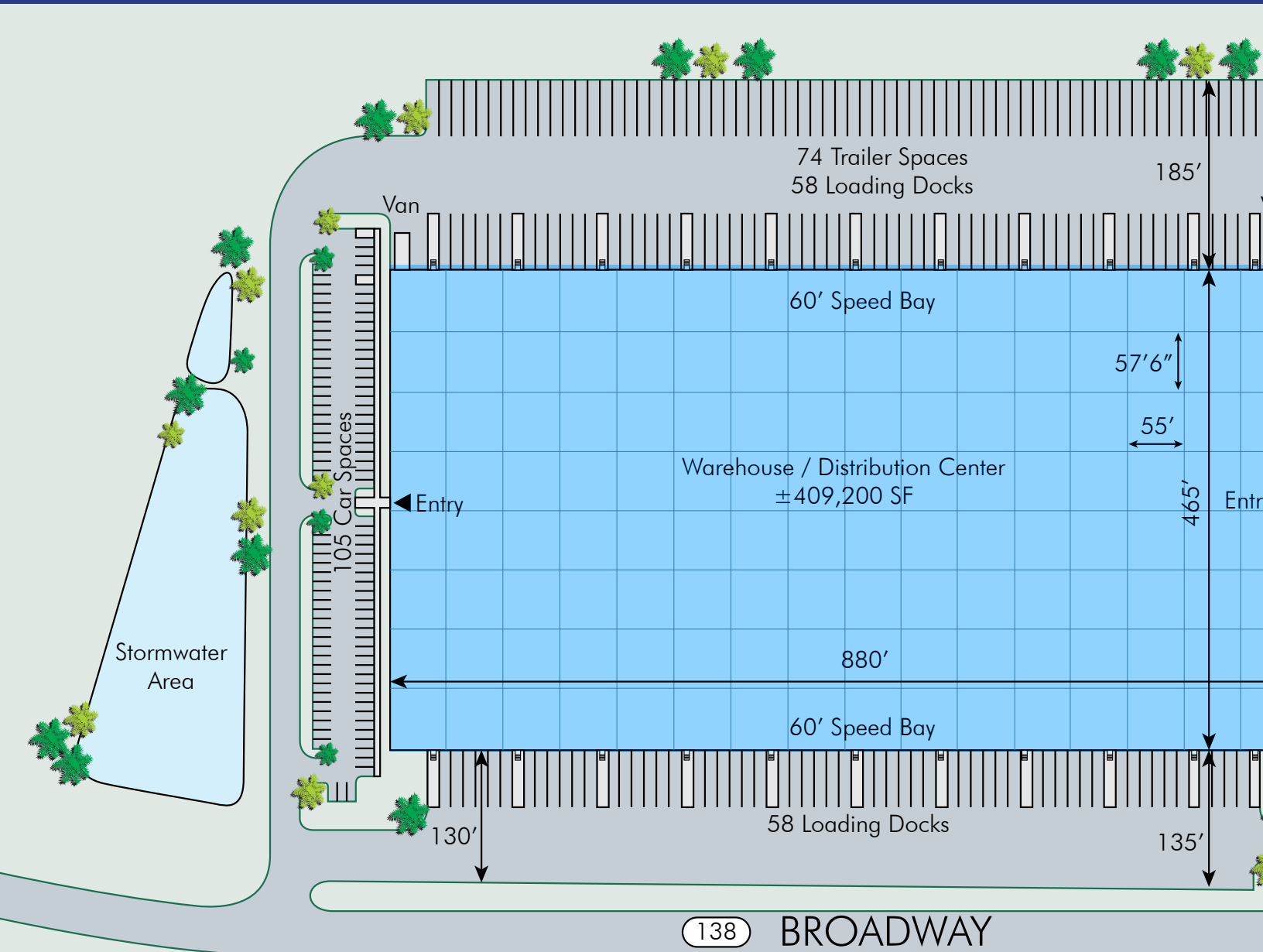
**116 LOADING
DOCKS**



**74 TRAILER
SPACES**

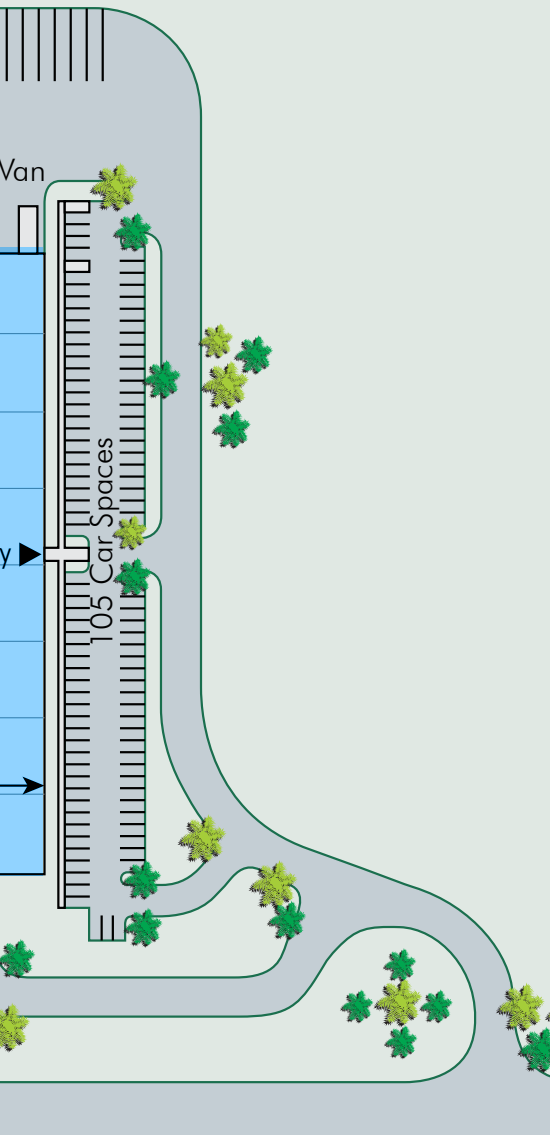


**36'-40'
CLEAR HEIGHT**



BUILDING SPECIFICATIONS

- + **Building Size:** ±409,200 SF
- + **Available Space:** ±409,200 SF
 - **Office Space:** BTS
- + **Breaking Ground:** Q3/Q4 2022
- + **Land Area:** ±43 acres
- + **Clear Height:** 36' - 40'
- + **Loading:** 116 Loading Docks (9'x10')
- + **Trailer Parking:** 74 Spaces
- + **Car Parking:** 210 Spaces
- + **Column Spacing:** 55' x 57'6"
- + **Floor Slab:** 7" concrete w/ sealer (FF50/FL30)
- + **Exterior Walls:** Insulated Pre-Cast or Tilt Up (R-12)
- + **Lighting:** LED (30FC in aisles)
- + **Power:** 3,000 Amps, 480 Volt
- + **Utilities:** Water/Sewer, Electricity, Gas
- + **Speedbay:** 60' (2)
- + **Truck Court:** 135'/185' with 60' concrete apron
- + **Sprinkler:** ESFR (K23 heads)
- + **HVAC:** Rooftop Cambridge units (50 degrees @ 0 degrees)
- + **Roof:** 60 mil fully adhered EDPM (R-20/20 yr guaranty)
- + **Levelers:** 35,000 lbs (6'x8')



CENTRALLY LOCATED IN THE HEART OF GREATER BOSTON'S DISTRIBUTION NETWORK



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YNHAM I-495
LOGISTICS CENTER

DLEBOROUGH
INDUSTRIAL PARK

GREAT PONDS
INDUSTRIAL PARK

PLYMOUTH

ORD
PARK

GREATER BOSTON'S MAJOR DISTRIBUTION TENANTS/USERS

- + Amazon
- + Barrett Distribution
- + BJ's Wholesale Club
- + Boston Scientific
- + Christmas Tree Shops
- + Cumberland Farms
- + CVS
- + Georgia-Pacific
- + Goya Foods
- + Home Depot
- + HomeGoods
- + Imperial Distributors
- + Iron Mountain
- + Jordan's Furniture
- + Ken's Foods
- + Martignetti
- + Medline Industries
- + Polar Beverages
- + Quiet Logistics
- + Rand Whitney
- + Rite Aid (Walgreens)
- + Staples
- + Stop & Shop
- + Sysco
- + T.J. Maxx
- + Talbots

SUPERB ACCESS TO GREATER BOSTON'S HIGHWAY NETWORK, SHIPPING AND LOGISTICS FACILITIES



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DEVELOPER

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