



Offering Memorandum

135 Wood Rd
Braintree, MA 02184



Property Overview

This former office building offers strong potential for industrial, flex, logistics, and food processing uses, supported by its industrial heritage, direct access to I-93, and robust 1,200 AMP power capacity. The property features 14'-16' clear heights, city water and sewer, a wet sprinkler system, and a parking ratio of 2.7/1,000.

The site also supports alternative uses such as home improvement, medical manufacturing, and other specialized operations, with surrounding properties already reflecting similar tenancy.

FOR MORE INFORMATION CONTACT:

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**11.5 MILES
FROM BOSTON**

**20 MINUTES FROM
MASS PIKE (I-90)**

Source: Map Data ©2025 Google

Investment Highlights

- **Premier Location at the Braintree Split, 11 miles from Downtown Boston with direct access to I-93, Route 3, and Route 128**
- **Excellent Visibility & Access – one turn off I-93, ideal for customer-facing and logistics users**
- **Industrial Potential – originally built with 20+ loading docks**
- **Flexible Layout – clear heights: 12'–16' (main), 18'–28' (small bay)**
- **Additional 13,563 SF Building for multi-tenant or specialized use**
- **Ample Parking – 127 surface spaces**
- **Strong Surrounding Tenancy in a pro-business South Shore market**
- **Value-Add Opportunity through repositioning or redevelopment**

Concept Rendering



Building Features

- Originally constructed as a distribution facility with 20+ loading dock positions
- Main building + 13,563 SF small bay building (built in 1995)
- Clear heights: 12'-16' (main) | 18'-28' (small bay)
- 1,200 AMP electrical service suitable for industrial uses
- City water and sewer
- Wet sprinkler system
- 127 surface parking spaces
- Flexible layout supporting office, industrial, flex, or specialty uses
- Potential for loading dock reconfiguration/addition (subject to review)

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