



BOSTON'S PREMIER INDUSTRIAL PARK

648,022 RSF

NEWMARK



**BOSTON
LOGISTICS**



PROPERTY USES

INDUSTRIAL



FOOD
PRODUCTION



OFFICE



FLEX



RECREATION



ARTIST
STUDIO

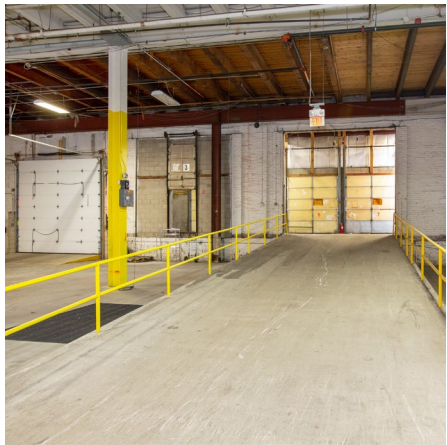


R&D



AND MORE







63 SPRAGUE STREET | 24,395 SF FIRST FLOOR

BUILDING SPECS:

YEAR COMPLETED / RENOVATED: 1987

SIZE: 24,395 SF

AVAILABLE SF: 9,395 SF

VACANCY 101 - 3,200 SF

VACANCY 102 - 6,195 SF

PARKING: .05 per 1,000 SF

FLOOR: 6" slab throughout

LOADING: 1-5 dock doors

CLEAR HEIGHT: 18'-22'

ELECTRICAL SERVICE / CAPACITY:

208 volt 3 phase 600 amp main service
and 480 volt 3 phase 600 amp

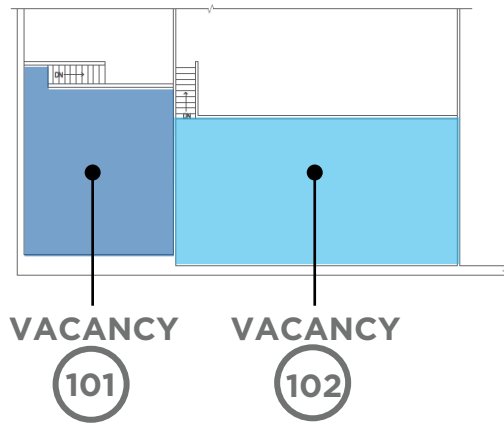
UTILITIES

WATER/SEWER: Boston Water Sewer

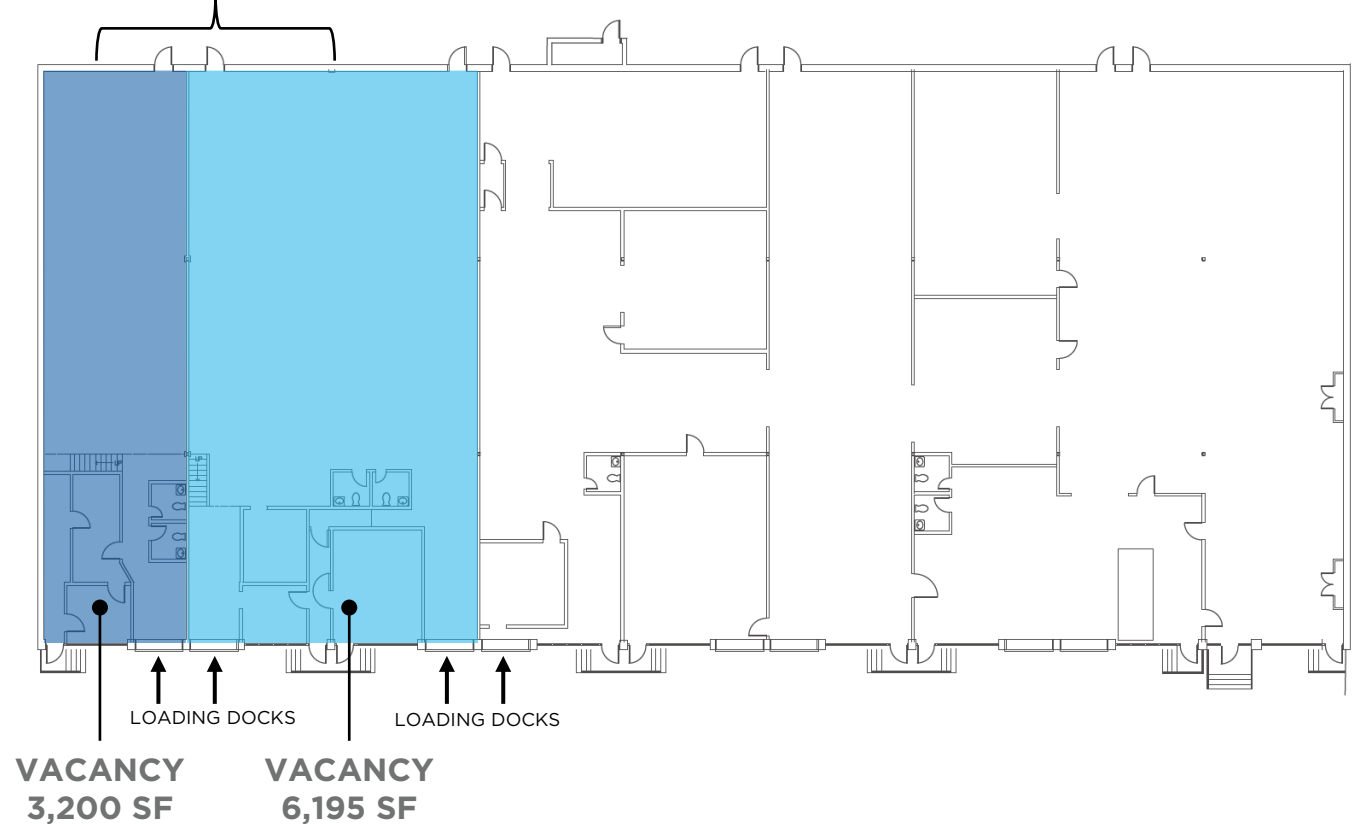
GAS: Eversource

ELECTRICAL: Eversource

MEZZANINE



9,395 SF COMBINED





65 SPRAGUE STREET | 460,451 SF FIRST FLOOR

BUILDING SPECS:

YEAR COMPLETED / RENOVATED:
1905/1999

SIZE: 460,451 SF

AVAILABLE SF:

VACANCY E - 2,029 SF

VACANCY H - 44,918 SF

PARKING: 0.5 per 1,000 SF

CLEAR HEIGHT: 21'

COLUMN SPACING: 22' X 33'

UTILITIES

WATER/SEWER: Boston Water
Sewer /Dedham Water District

GAS: Eversource

ELECTRICAL: Eversource

FLOOR: 6" slab throughout

PASSENGER ELEVATOR: One (1)
2,500 lb capacity

LOADING

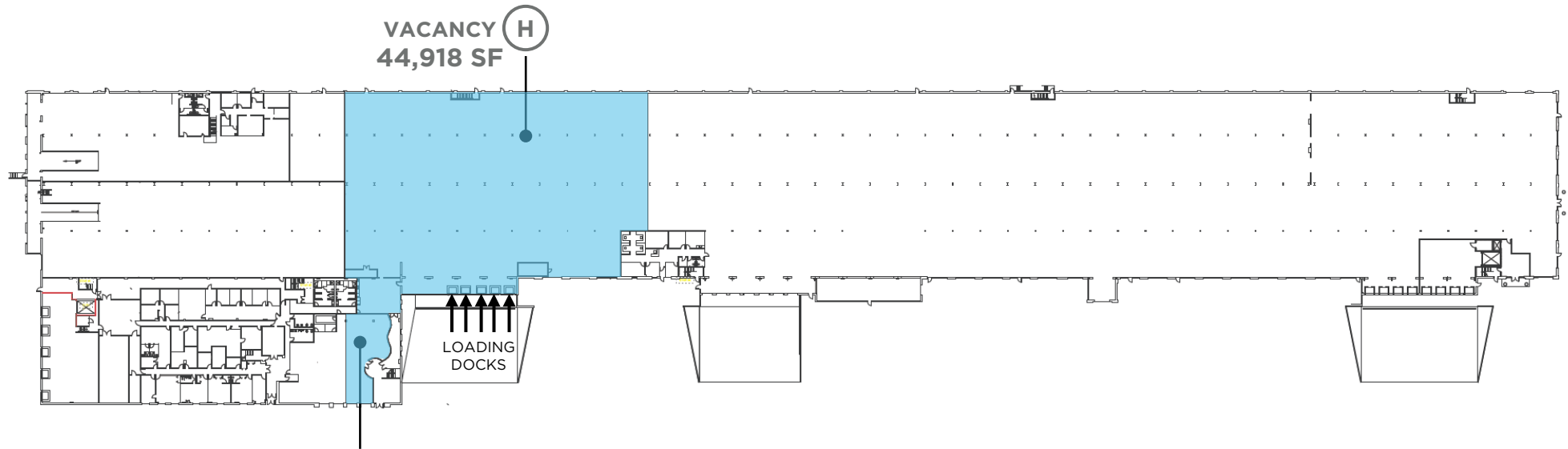
VACANCY H - 5 Docks

TRUCK COURT: 100+ feet

ELECTRICAL SERVICE / CAPACITY:
480 volt 3 phase 3000 amp main service

SPRINKLER: Wet system

VACANCY H
44,918 SF



VACANCY
2,029 SF



65 SPRAGUE STREET | 460,451 SF SECOND FLOOR

BUILDING SPECS:

YEAR COMPLETED / RENOVATED:
1905/1999

AVAILABLE SF:

VACANCY 2N - 2,273 SF
VACANCY 2P - 3,280 SF
VACANCY 2Q - 1,850 SF
VACANCY 2R - 1,940 SF
VACANCY 2V - 4,439 SF
VACANCY 2Z - 8,807 SF
VACANCY - 10,006 SF

PARKING: 0.68 per 1,000 SF

COLUMN SPACING: 22' X 33'

UTILITIES

WATER/SEWER: Boston Water
Sewer /Dedham Water District

GAS: Eversource

ELECTRICAL: Eversource

LOADING: Access to shared loading
via freight elevator

FREIGHT ELEVATOR: Two (2)
10,000 lb capacity

PASSENGER ELEVATOR:

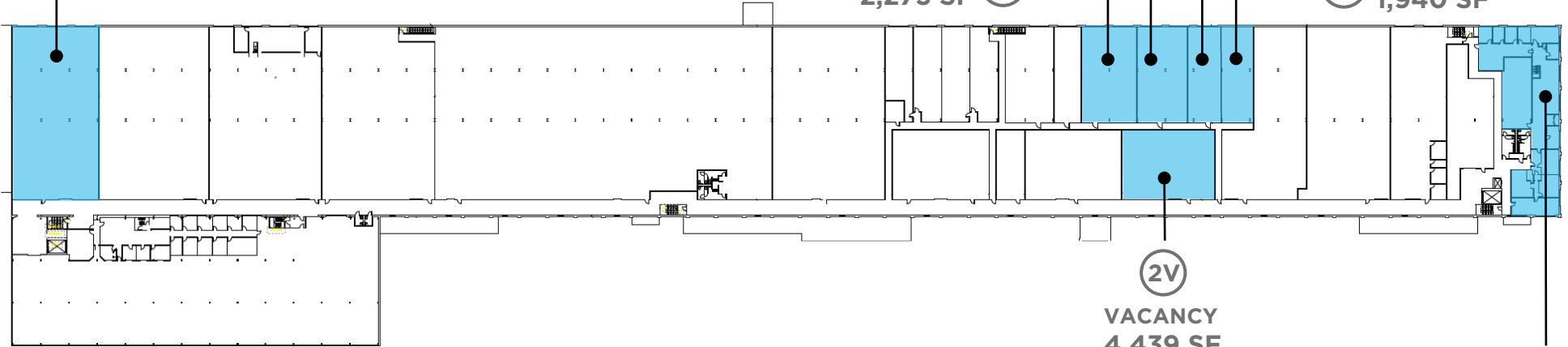
One (1) 2,500 lb capacity

TRUCK COURT: 100'+

ELECTRICAL SERVICE / CAPACITY:
480 volt 3 phase 3000 amp main service

SPRINKLER: Wet system

VACANCY
10,006 SF



ACCESS / LOCATION

BOSTON

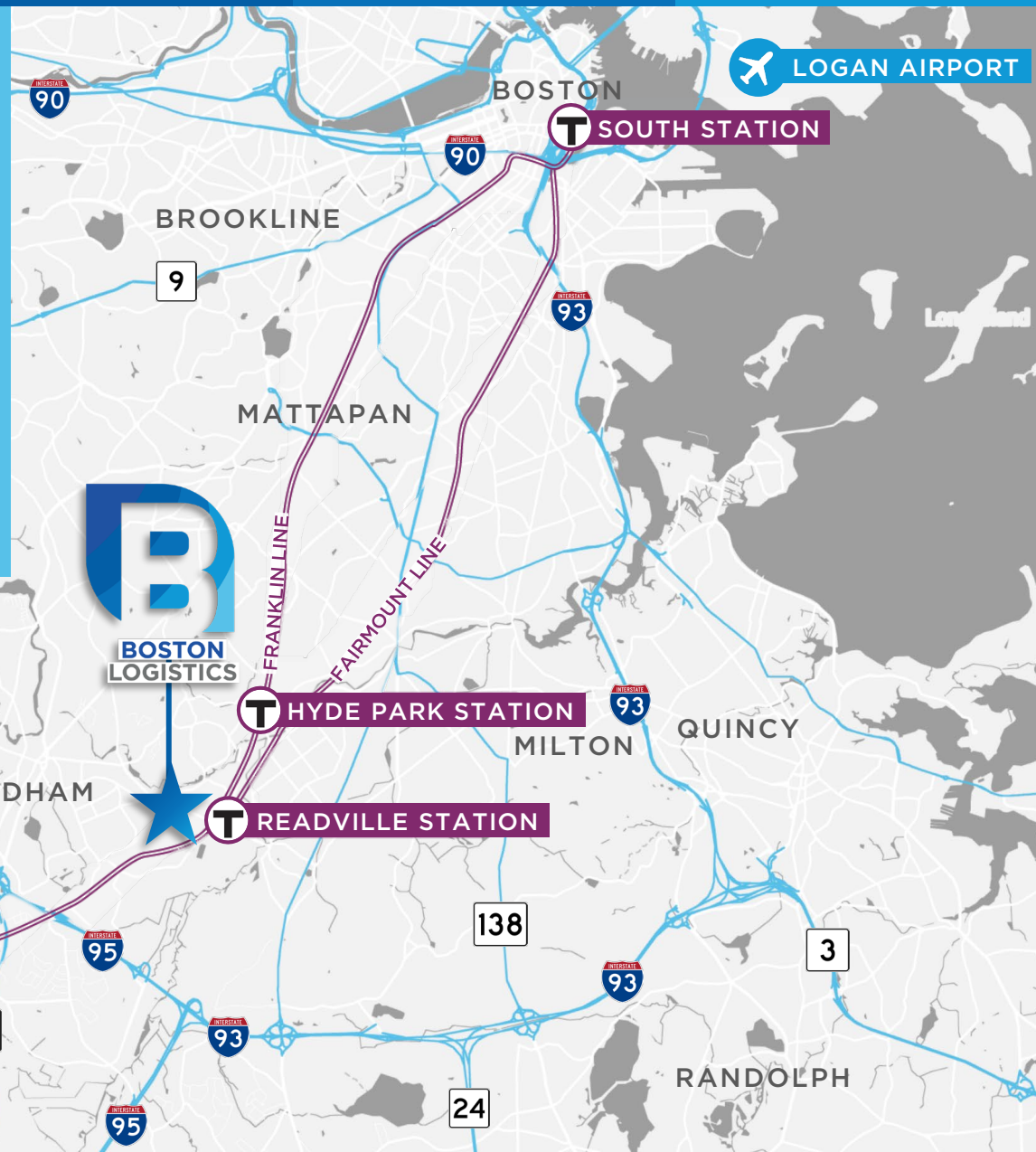
 25-40 MIN

LOGAN INTL. AIRPORT

 28-45 MIN

COMMUTER RAIL STATION

 2 MIN
14 MIN



**BOSTON'S PREMIUM
INDUSTRIAL / R&D PARK**



**SUPERIOR
HIGHWAY ACCESS**



**PUBLIC TRANSIT ACCESS
TWO COMMUTER
RAIL LINES**



**BEST LIFESTYLE
AMENITIES NEARBY**



**UNIQUE SPACES FOR
CREATIVE USERS**

FOR MORE INFORMATION ON CURRENT AVAILABILITIES, PLEASE CONTACT:

J.R. McDonald

617-549-9911

jr.mcdonald@nrmk.com

Connall Chamberlain

617-895-7158

connall.chamberlain@nrmk.com

Vincent Gilchrist

508-530-2030

vincent.gilchrist@nrmk.com

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