

CASCADE BUSINESS PARK | 65 CHESTNUT STREET
SHREWSBURY, MA



127,371 SF — SUBDIVIDABLE TO 53,896 SF

Where industry *gets built.*

127,371 square feet available within a campus at the crossroads of Central Massachusetts, a large-scale platform ideal for advanced manufacturing, first-class, high-tech life science and logistics users seeking a complete real estate solution.

Building 2

Transforming the next generation of business

Building 2 at 65 Chestnut Street is currently a two-story 204,000 square foot flex building. The plan is to create a new entrance with employee parking on the north side of the property that will sit above the floor below by removing a majority of the second floor. New docks will be installed at the north and south sides of the building. Clear heights will range from 21' 6" to 28' 4" with clear span ranging from 55' 4" by 237' in one section to 83' by 375" in the other. The existing power to the entire site is 11,000 amps that is scalable to meet your clients' needs. ICP is starting the renovation in the summer of 2026 with a planned completion date of Q3 2027 - ready for a tenant's improvements.



127,371 SF | SUBDIVIDABLE TO 53,896 SF

Building 2 *Specifications*

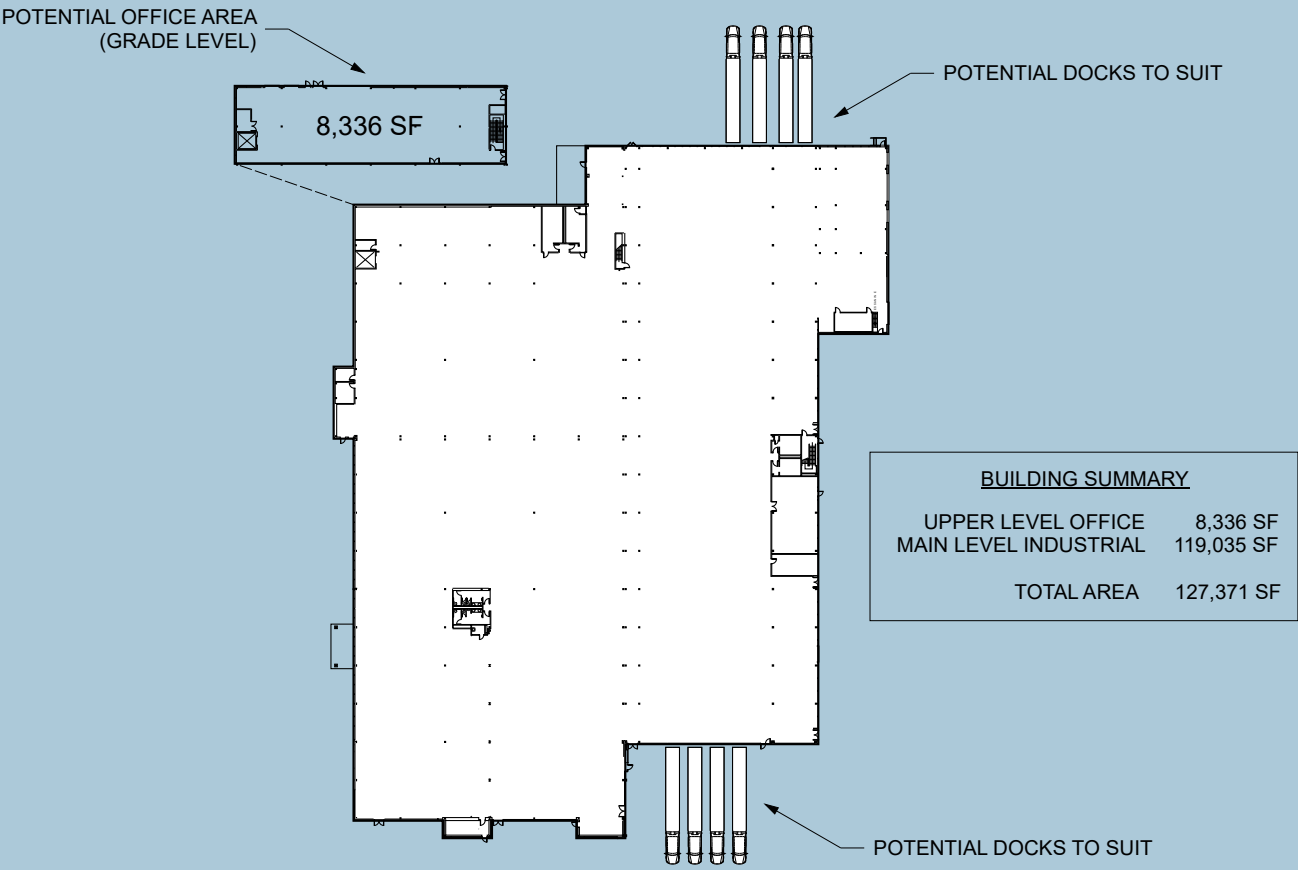
Built for advanced technology & manufacturing

BUILDING 2 SIZE	127,371 SF Subdividable to 53,896 SF
CLEAR HEIGHT	From 21' 6" to 28' 4" Deck: 33'4"
CLEAR SPAN	55' 4" x 237' 83' x 375'
GENERATOR	CAT 456 kva, 365 kw, 3 phase diesel generator
LOADING	Four to Eight new docks proposed Drive in access at grade
PARKING	Ample surface parking on 35 acre site Trailer storage & truck courts available

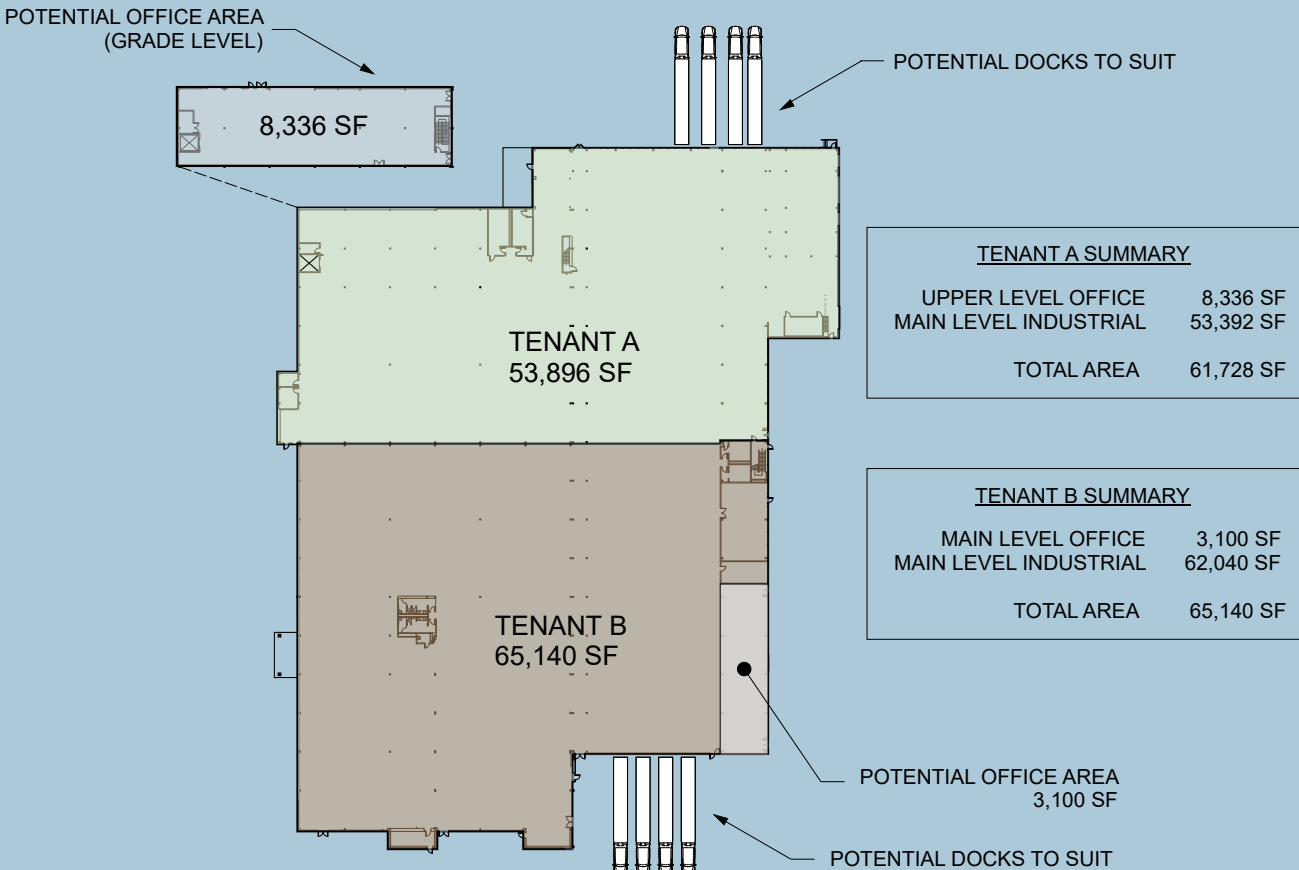
POWER	11,000 amps @ 277/480V Three-phase electric on site. Scalable to tenant requirements
UTILITIES	Water & Sewer: Town of Shrewsbury Natural gas on site • Fiber available
SPRINKLERS	Wetpipe system, fully sprinklered Upgradable to ESFR
ROOF	Thermoplastic Polyolefin (TPO)
ZONING	Commercial-Business Shrewsbury-expedited permitting

127,371 SF of *flexible* space

Single Tenant Plan



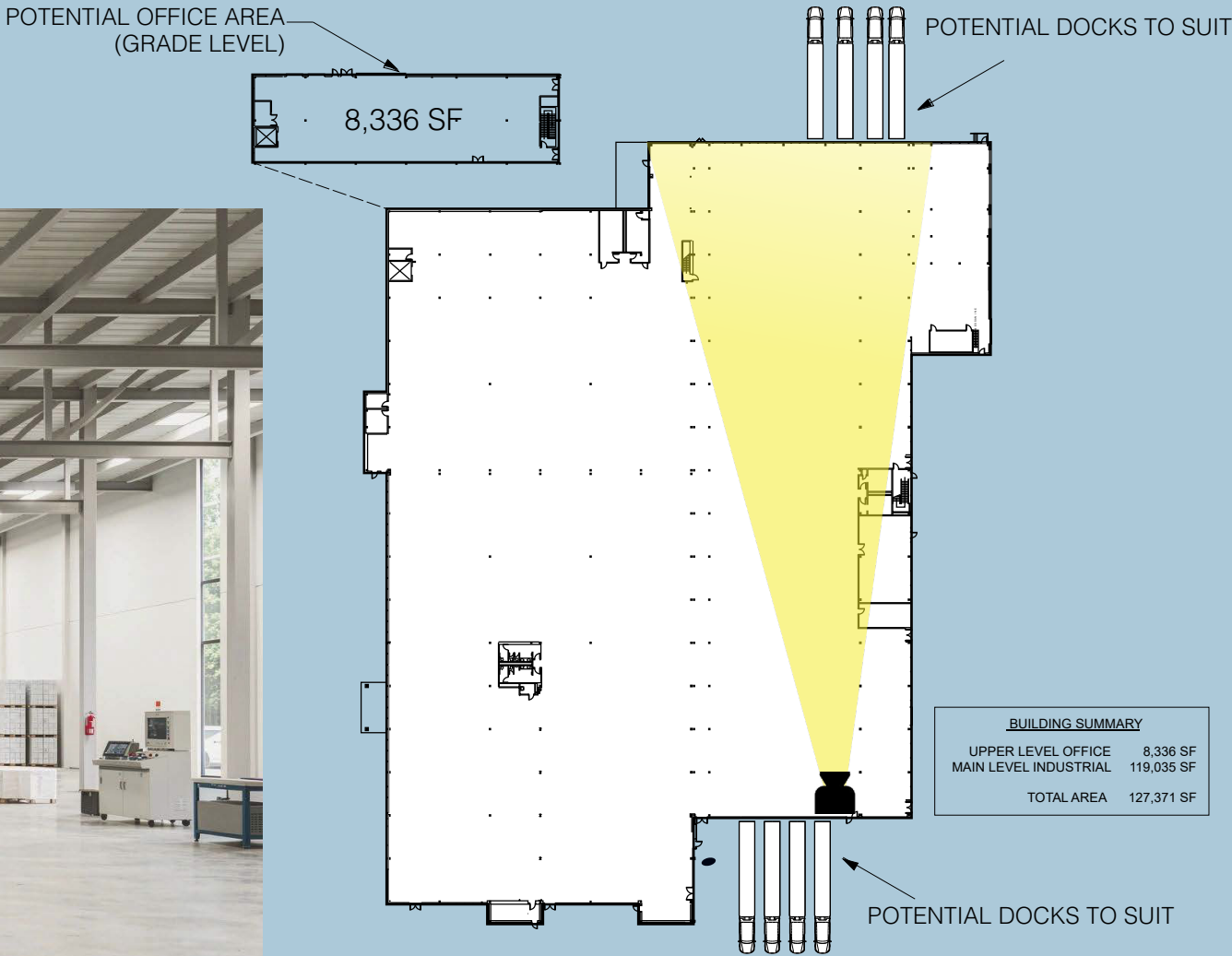
Multi Tenant Plan



Proposed Finished Condition



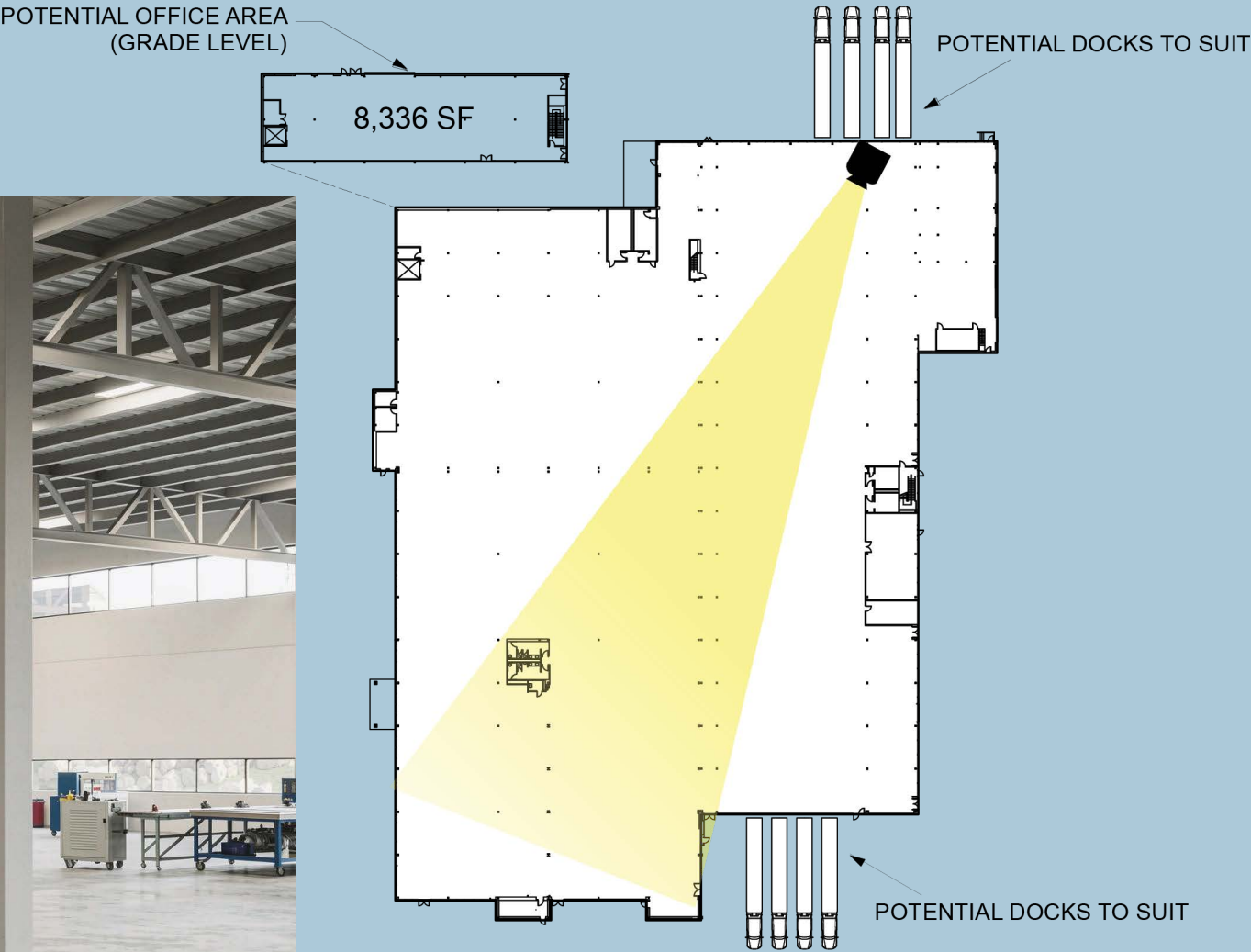
Perspective Looking North



Proposed Finished Condition



Perspective Looking Southwest



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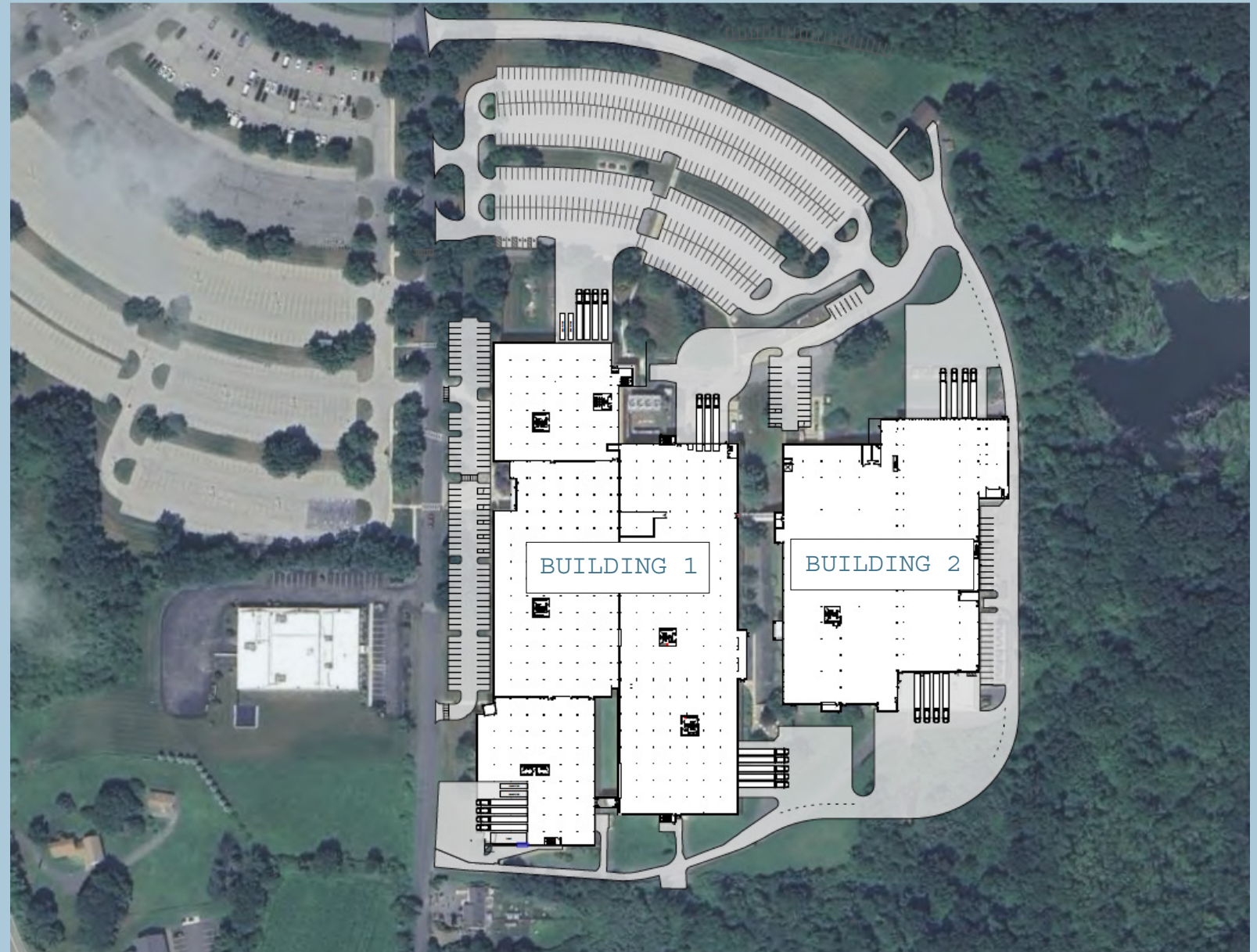
Planned Façade Enhancements



35 acres with over 690,000 SF *today*

Site Plan

Cascade Business Park, once the Central Massachusetts regional offices and data center for the University of Massachusetts, is being transformed into a newly renovated business park. Currently over 690,000 square feet of space exists in three interconnected, two-story buildings. The plan is to remove most of the second floor in order to create high bay, first class high-tech flex and warehouse space. The property, defined as Buildings 1 and 2, will have newly designed entrances, a new modern façade, loading docks added around the property and the space will be ready to accommodate your clients' tenant improvements.

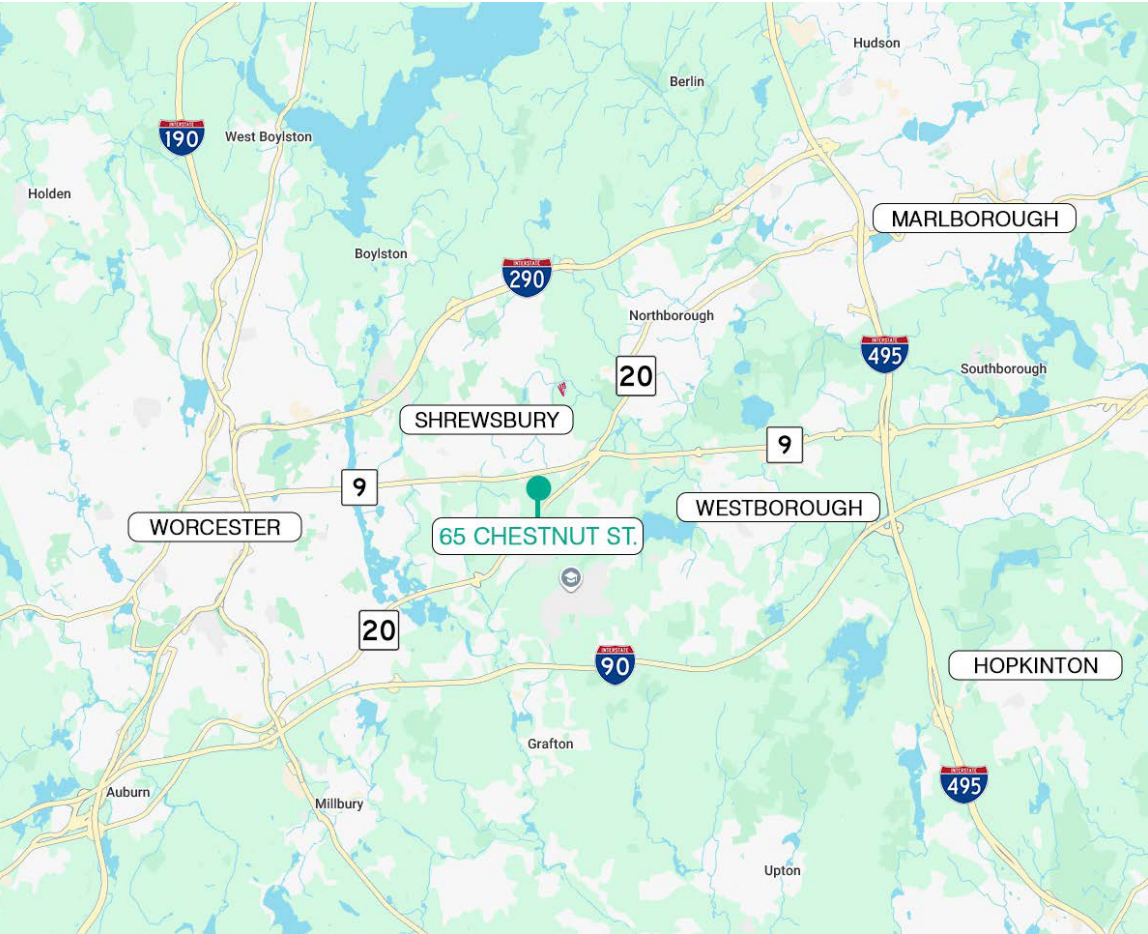


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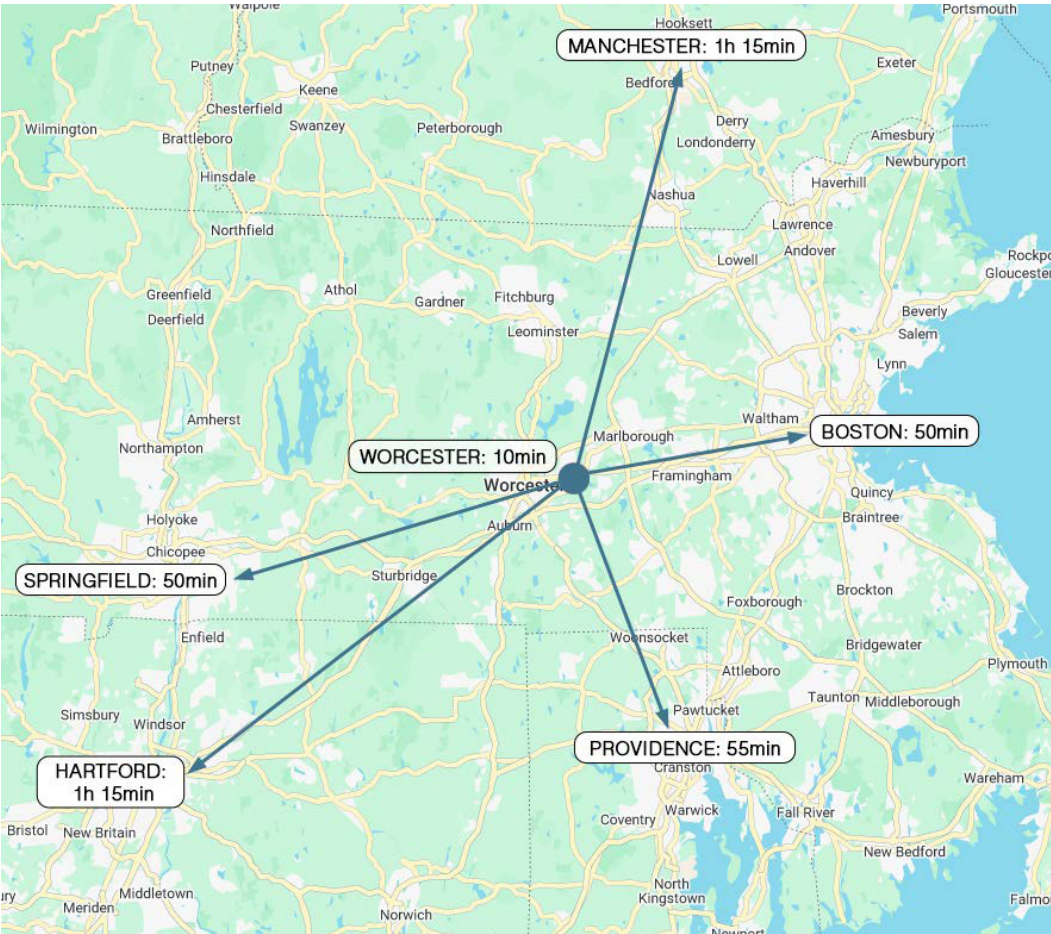
Crossroads of New England

Drive times to major routes



- Route 9 • Immediate
- Route 20 • Immediate
- I-190 • 20 minutes
- I-290 • 11 minutes
- I-495 • 20 minutes
- I-90 (Mass Pike) • 20 minutes

Drive times to primary metro markets



- Worcester: 10min
- Boston: 50min
- Providence: 55min
- Hartford: 1h 15min
- Springfield: 50min
- Manchester: 1h 15min

A workforce ready to build

Within a 20-mile radius of 65 Chestnut Street, employers have access to a highly skilled workforce well-suited for the healthcare, medical device, robotics, and biotechnology industries. The region is home to one of New England's densest pipelines of engineering, technical, and skilled-trades talent.

10
COLLEGES & UNIVERSITIES

Including WPI, a top engineering and robotics program, plus vocational and technical institutions

35k+
COLLEGE STUDENTS

A pipeline of engineering, robotics, and skilled trades graduates entering the workforce

60% +
WITHIN 20 MILES

Over 60% of the region's 650,000 residents hold a bachelor's degree or higher

Surrounded by top tier companies



ALLEGIANCE
TRUCK CENTERS

PI

Physik Instrumente



amazon

FedEx®

XPOLogistics

CT
COLUMBIA TECH
A Coghtin Company



REPLIGEN

charles river

CardinalHealth

WuXi Biologics
Global Solution Provider

cytiva

SUNBELT
RENTALS



KEY PORTFOLIO FACTS

150 +

properties

Proven track record

325+

tenants

Adaptive Reuse

48MM

square feet

Creative deal makers

1,400

developable acres

Industrial Restoration

NATIONAL TENANT NETWORK



Industrial Commercial Properties LLC (ICP) operates one of the largest privately-held commercial real estate portfolios in the United States.

EXAMPLES OF TRANSFORMATIVE PROJECTS

Former Knoll Manufacturing
Grand Rapids, MI

Former American Greetings HQ
Brooklyn, OH

Former GM Research/Tech Center
Pontiac, MI

Former Randall Park Mall
North Randall, OH

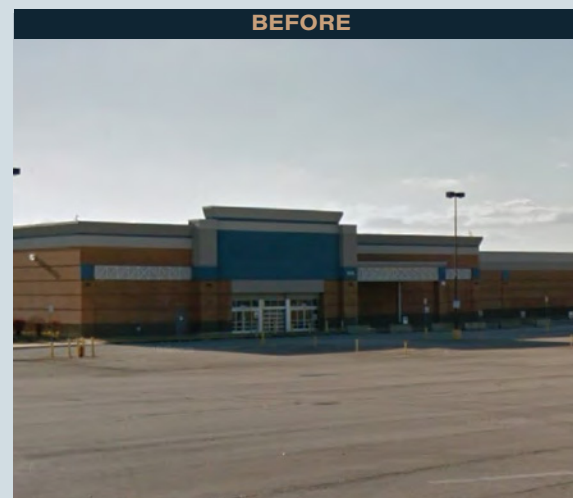
Former Chapel Hill Mall
Akron, OH



HIGHLAND PARK

Garfield Heights, OH

Highland Park is a business park redevelopment of the former City View Center, a former Power Center in Garfield Heights, Ohio. The project now includes 500,000 SF of light industrial, office and retail uses on 60 acres, with an additional 20 acres available for development. It is centrally located in Cuyahoga County and offers immediate access to I-480 and I-77.



Request a tour

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