

5AC IOS OPPORTUNITY

580 FPR
FORT POND ROAD
LANCASTER, MA

211,200 SF NEW
CONSTRUCTION

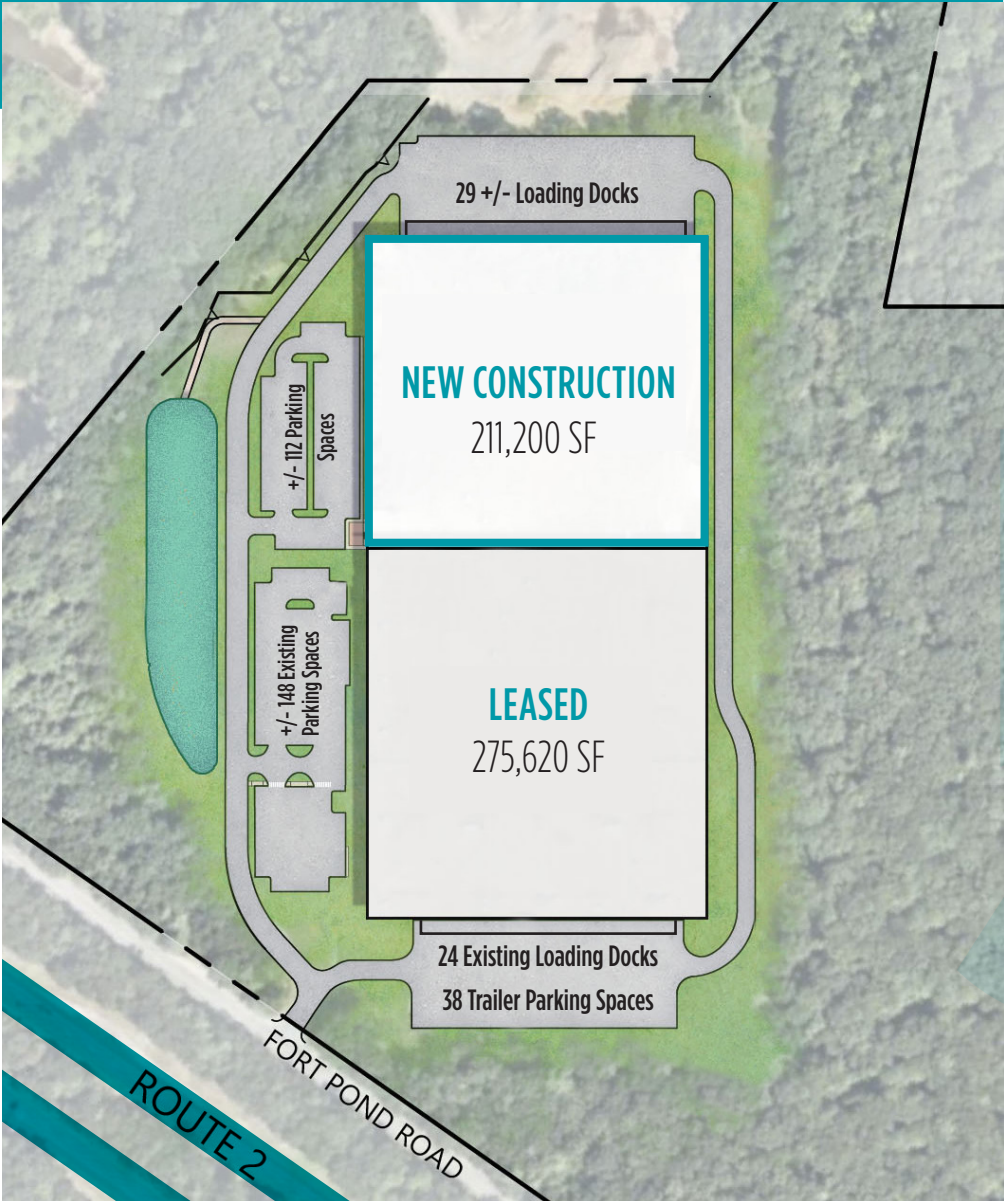
275,620 SF
EXISTING BUILDING

CLASS A HIGH-BAY WAREHOUSE
130,620 - 486,620 SF AVAILABLE

NEWMARK

SEYON

SPECS



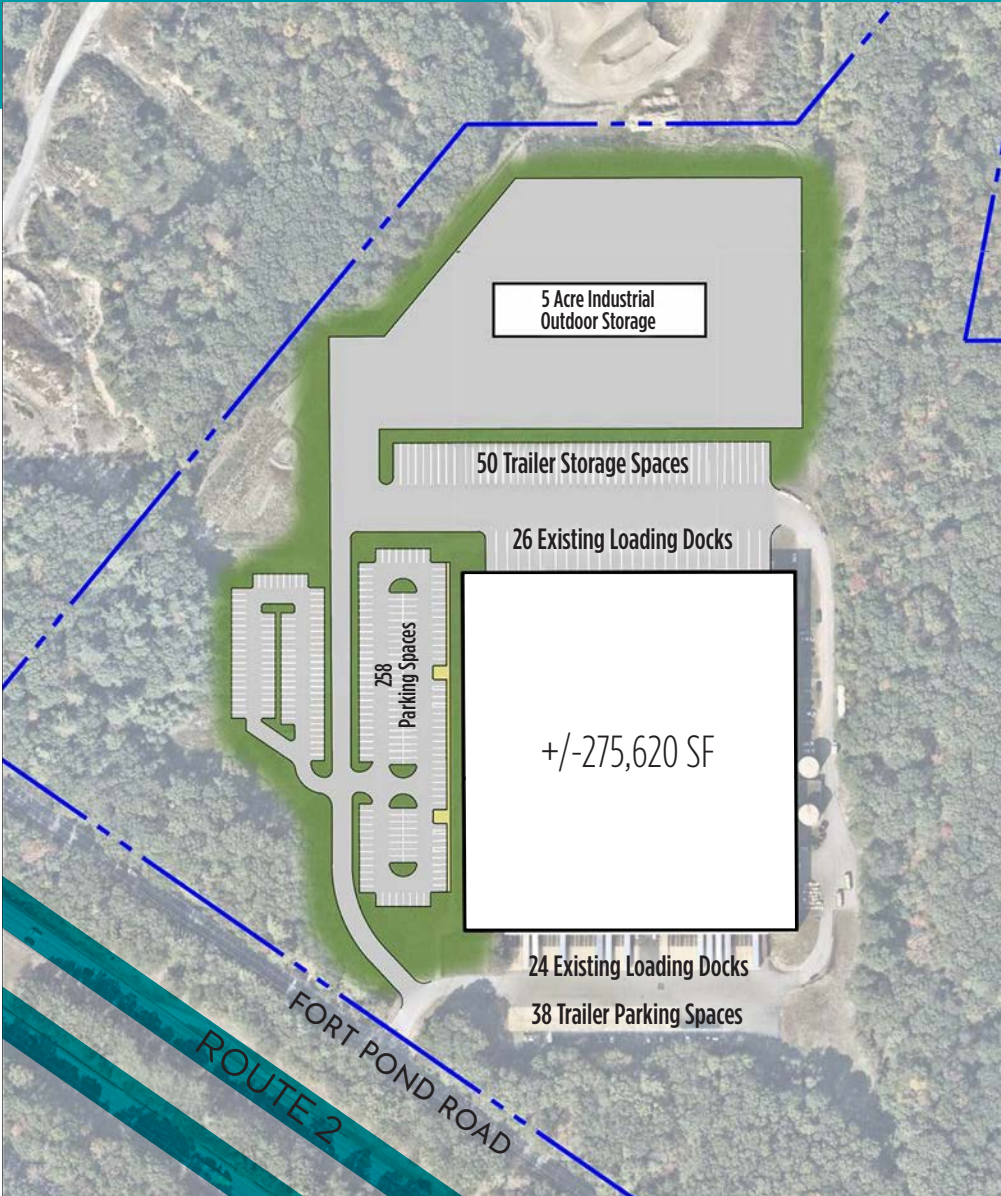
Scenario A

Available December 2026: 211,200 SF (NEW CONSTRUCTION)

Available December 2027: 211,200 - 486,820 SF

SQUARE FEET:	Available SF (Building Expansion): 211,200 SF Total Building SF: Upon delivery of Building Expansion, 486,820 SF
OFFICE:	BTS (Expansion) & 22,859 SF (Existing)
LOADING:	Building Expansion: 29 loading docks (expandable up to 38 docks) Existing: 24 loading docks Total: 53 loading docks (up to 92 docks)
CLEAR HEIGHT:	36'-0"
PARKING:	260 auto and 38 trailer spaces
EXTERIOR FAÇADE:	Insulated metal panels with 10' CMU walls at loading docks
POWER:	2,000amps (Expansion) & 3,000amps (Existing) Total: 5,000amps
LIGHTING:	LED
HVAC:	Cambridge Engineering rooftop units to provide heating for shell
ROOF:	60-Mil TPO w. 20-year warranty & R-30 Insulation
SPRINKLER SYSTEM:	ESFR
UTILITIES:	Water & Sewer: Onsite Gas: Propane Electrical Provider: National Grid

SPECS

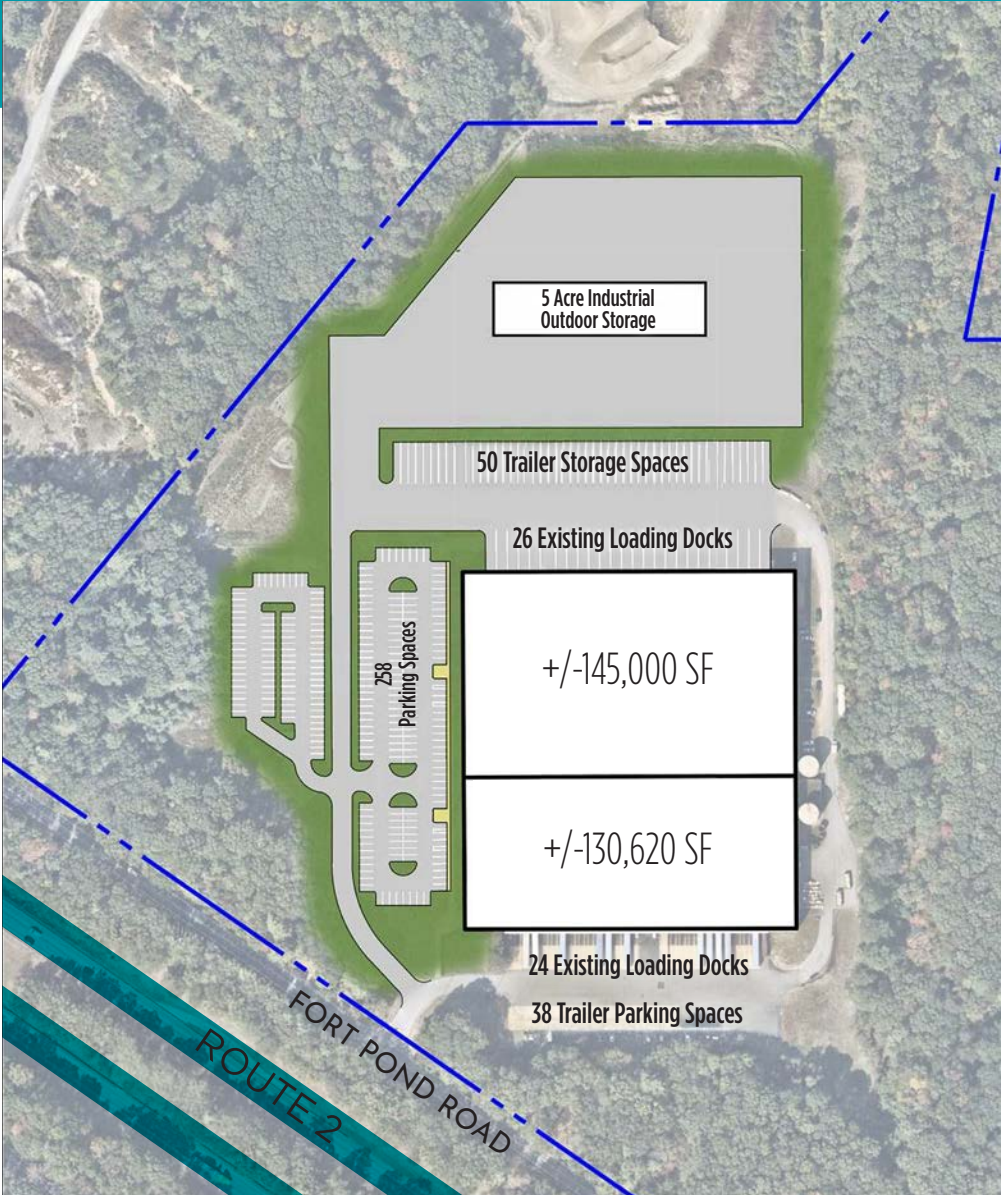


Scenario B

Available December 2027: 275,620 SF +
5AC of Industrial Outdoor Storage

SQUARE FEET:	275,620 SF & 5AC IOS
OFFICE:	22,859 SF
LOADING:	50 loading docks
CLEAR HEIGHT:	34'-0'
PARKING:	258 auto and 88+ trailer spaces
EXTERIOR FAÇADE:	Insulated metal panels
POWER:	3,000 amps 480/277v
LIGHTING:	LED
HVAC:	Roof top units used for heating
ROOF:	45-Mil EPDM
SPRINKLER SYSTEM:	ESFR
UTILITIES:	Water & Sewer: Onsite Gas: Propane Electrical Provider: National Grid

SPECS



Scenario C

Available December 2027: 130,620 - 275,620 SF +
5AC of Industrial Outdoor Storage

SQUARE FEET:	130,620 - 275,620 SF & 5AC IOS
OFFICE:	22,859 SF
LOADING:	50 loading docks
CLEAR HEIGHT:	34'-0'
PARKING:	258 auto and 88+ trailer spaces
EXTERIOR FAÇADE:	Insulated metal panels
POWER:	3,000 amps 480/277v
LIGHTING:	LED
HVAC:	Roof top units used for heating
ROOF:	45-Mil EPDM
SPRINKLER SYSTEM:	ESFR
UTILITIES:	Water & Sewer: Onsite Gas: Propane Electrical Provider: National Grid

PROPERTY HIGHLIGHTS

580 FPR
FORT POND ROAD
LANCASTER, MA



**CLASS A HIGH-BAY
OPPORTUNITY**

**5AC INDUSTRIAL
OUTDOOR STORAGE**

**ESTABLISHED
INDUSTRIAL HUB**

34' - 36' CLEAR

SUPERIOR ACCESS & LOCATION

580 FPR
FORT POND ROAD
LANCASTER, MA



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FORT POND ROAD
LANCASTER, MA

ED JAROSZ

t +1.617.863.8529
ed.jarosz@nmrk.com

RICK SCHUHWERK

t +1.617.863.8533
rick.schuhwerk@nmrk.com

ALLIE PERCOCO

t +1.617.863.8624
allie.percoco@nmrk.com

MICHAEL MALINCONICO

t +1.617.863.8428
michael.malinconico@nmrk.com

ALISTAIR MATULE

t +1.617.599.4255
alistair.matule@nmrk.com

MAEVE SHERWOOD

t +1.617.912.6735
maeve.sherwood@nmrk.com

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NEWMARK

SEYON