

The Premier Infill Master Planned Industrial Park

READVILLE
YARD



52 Industrial Drive | Boston, Massachusetts

±18,670 SF Available

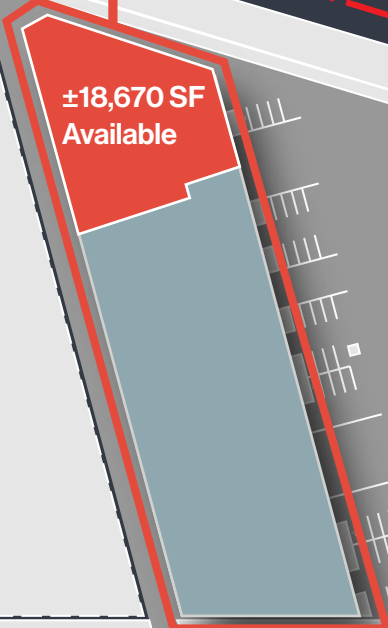


CBRE

INTERCONTINENTAL

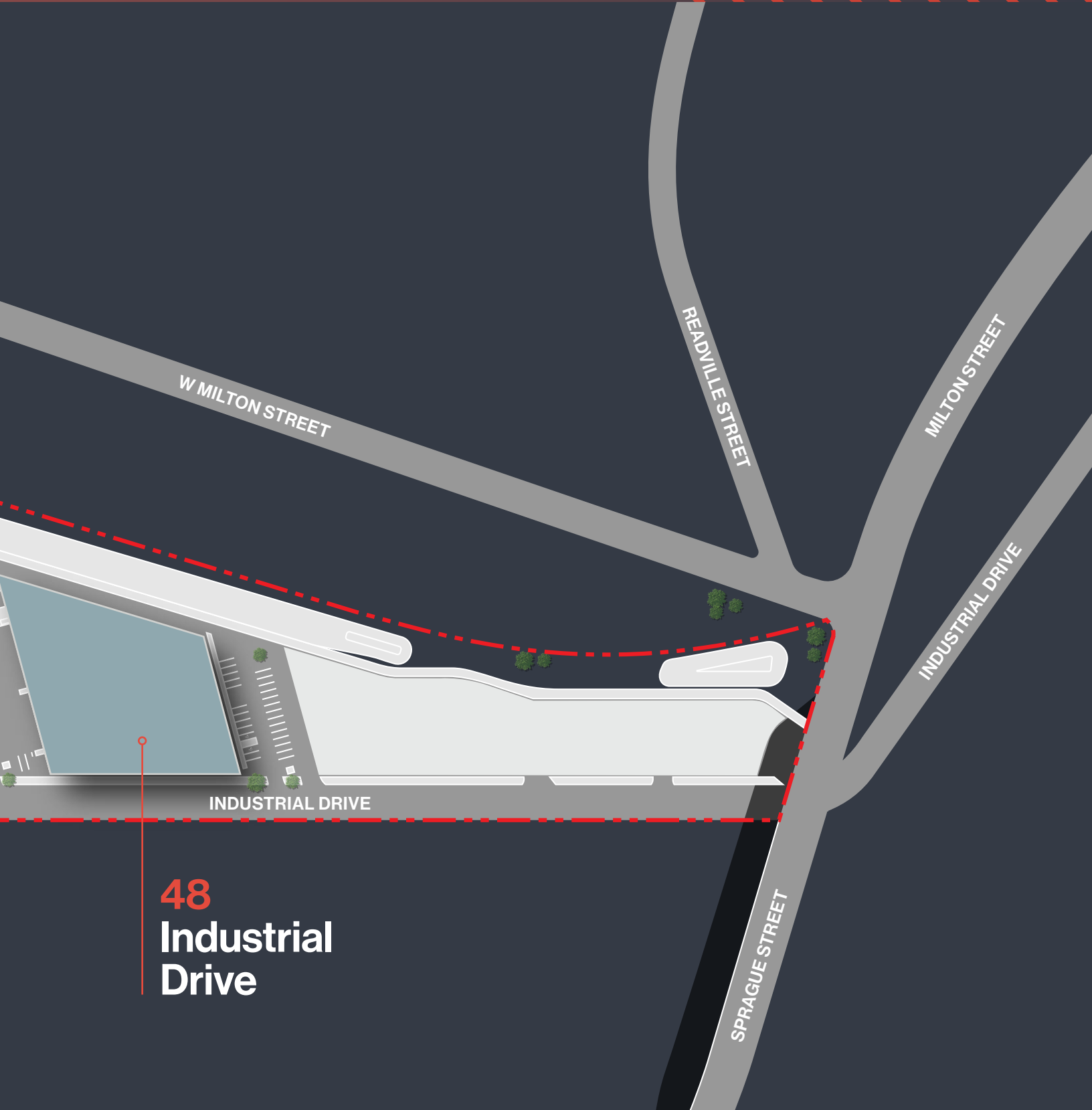
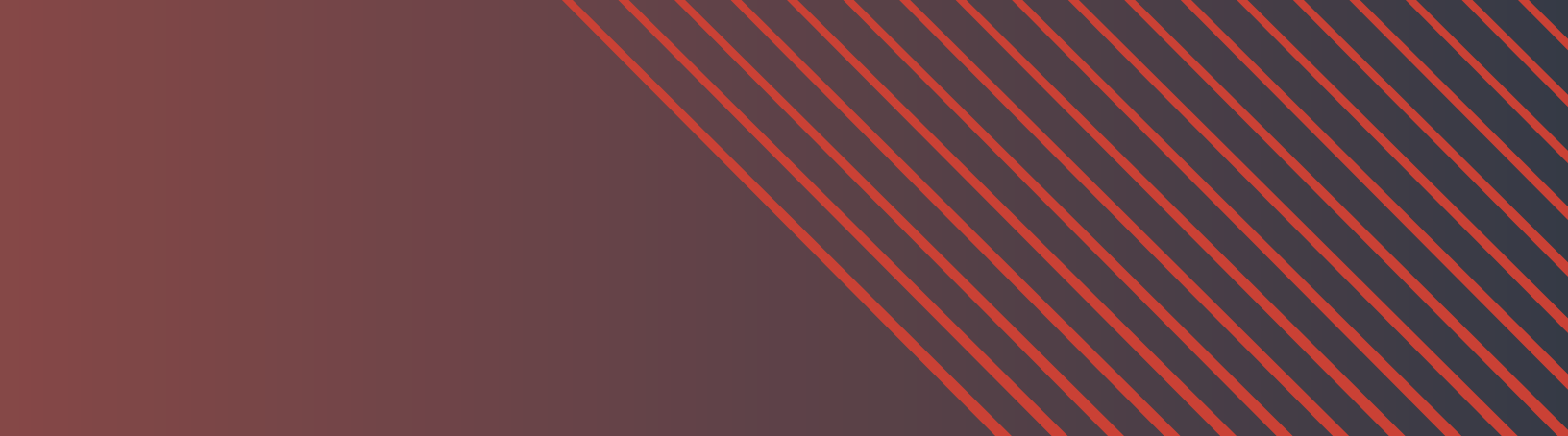
Park Site Plan

52 Industrial Drive



54 Industrial Drive

50 Industrial Drive



48
Industrial Drive

Building Specifications

52 Industrial Drive | ±18,670 SF Available

TOTAL BUILDING AREA

±69,970 SF

AVAILABLE

October 1st, 2026

BUILDING DIMENSIONS

140' x 180'

LAND AREA

±20.83 Acres

CLEAR HEIGHT

26'

COLUMN SPACING

40' x 44'

LOADING DOCKS

Two (2) tailboard docks;
One (1) drive-in door

LIGHTING

LED

HVAC

Fully Air-Conditioned

POWER

800 Amps, 3-phase, 4-wire
(to suite)

SPRINKLERS

High density, high pile storage/ESFR

PARKING

±1.00/1,000 SF parking ratio

UTILITIES

WATER & SEWER: City of Boston

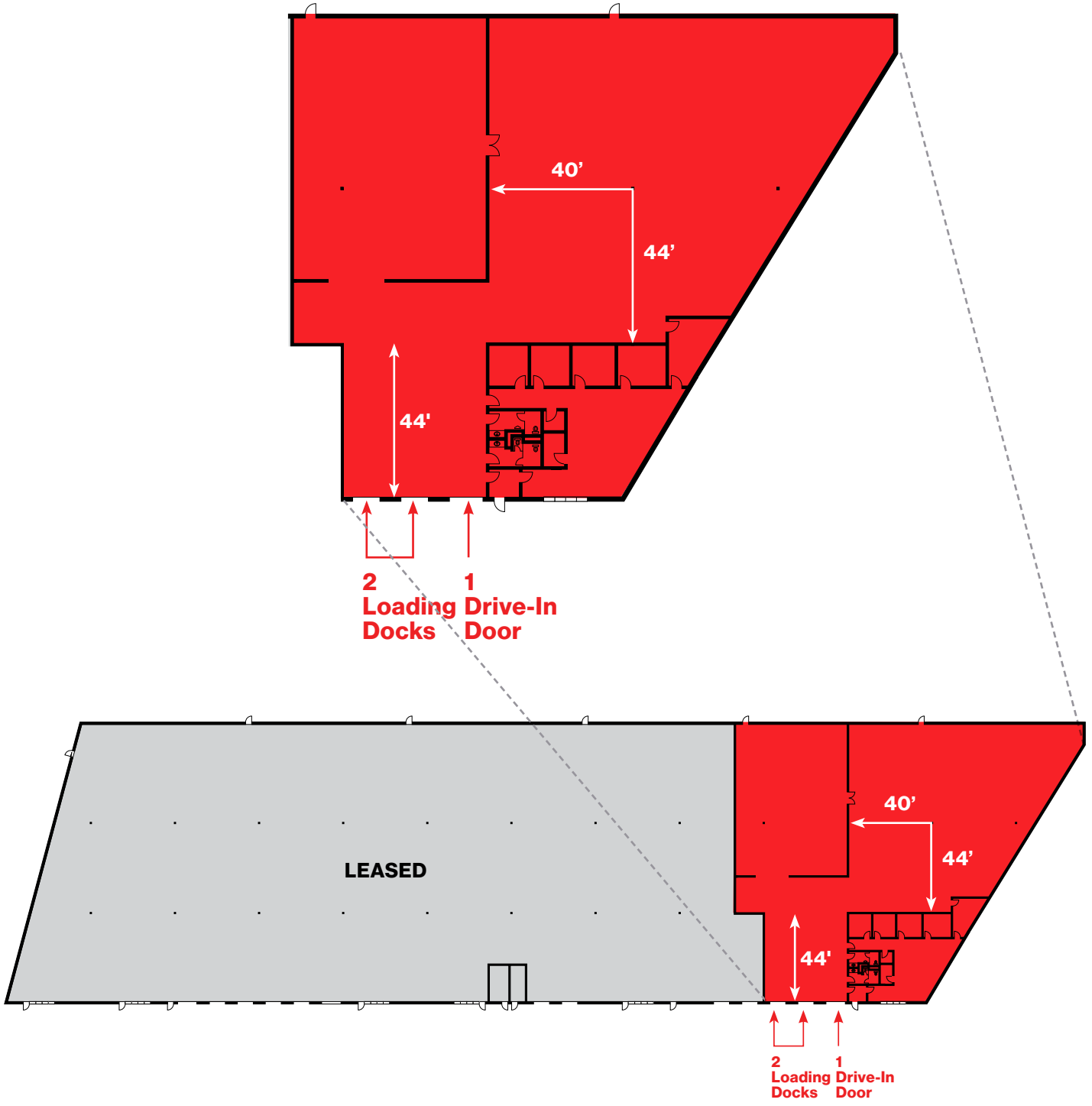
ELECTRIC: Eversource

GAS: National Grid

±18,670 SF Available



Floor Plan



Best in Class Infrastructure



Tailboard
Loading



26'
Clear
Heights

40' x 44'
Column Spacing

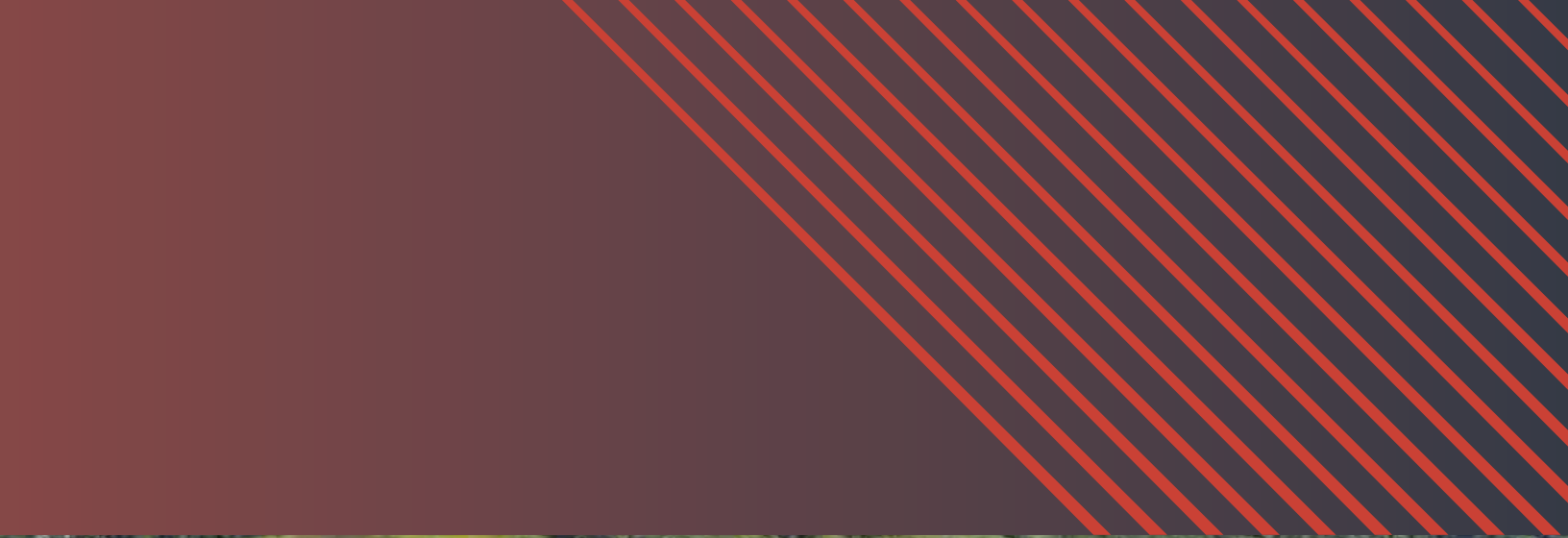
2019 Construction

Corporate Neighbors



Readville MBTA






 Katsiroubas Bros.
EVERSOURCE
ENERGY

HD SUPPLY
FACILITIES MAINTENANCE

ABEX
Transportation | Warehousing | Logistics


THE RIDE

 **ROCK SPOT**
CLIMBING

Bake Shop Quality
BOSTON BAKING

amazon

 **M·S WALKER**
FINE WINES & SPIRITS SINCE 1933

BOSTON PICKLE CLUB


BOSTON UNIVERSITY  **RR DONNELLEY**



Access & Amenities



LEGACY PLACE

KINGS LEGAL C BAR SEPHORA
DESIGN & CONCEPTS

SHOWCASE lululemon
OPENING

WHOLE FOODS MARKET GAP SHAKE SHACK J.CREW

BANANA REPUBLIC ANTHROPOLOGIE

pure barre WILLIAMS SONOMA
 sweetgreen ...AND MORE!

**READVILLE
YARD
5**

EXIT 15
2.7 MILES

2.6 MILES
EXIT 14



128

EXIT 13

AMTRAK
ROUTE 128 WESTWOOD



4.4 MILES

**NORWOOD
MEMORIAL AIRPORT**



UNIVERSITY STATION

Wegmans

Marshalls
MEXICAN GRILL

Panera BREAD

LIFETIME



Location & Access

BY CAR

Interstate 95	1 minute
Mass Pike	15 minutes
Interstate 495	20 minutes
South Station	30 minutes
Logan Airport	35 minutes

BY TRAIN

Back Bay Station	8 minutes
South Station	15 minutes



Directly connected to the
**MBTA Readville
Commuter Rail Station**



Minutes from
**Legacy Place
Shopping Center**

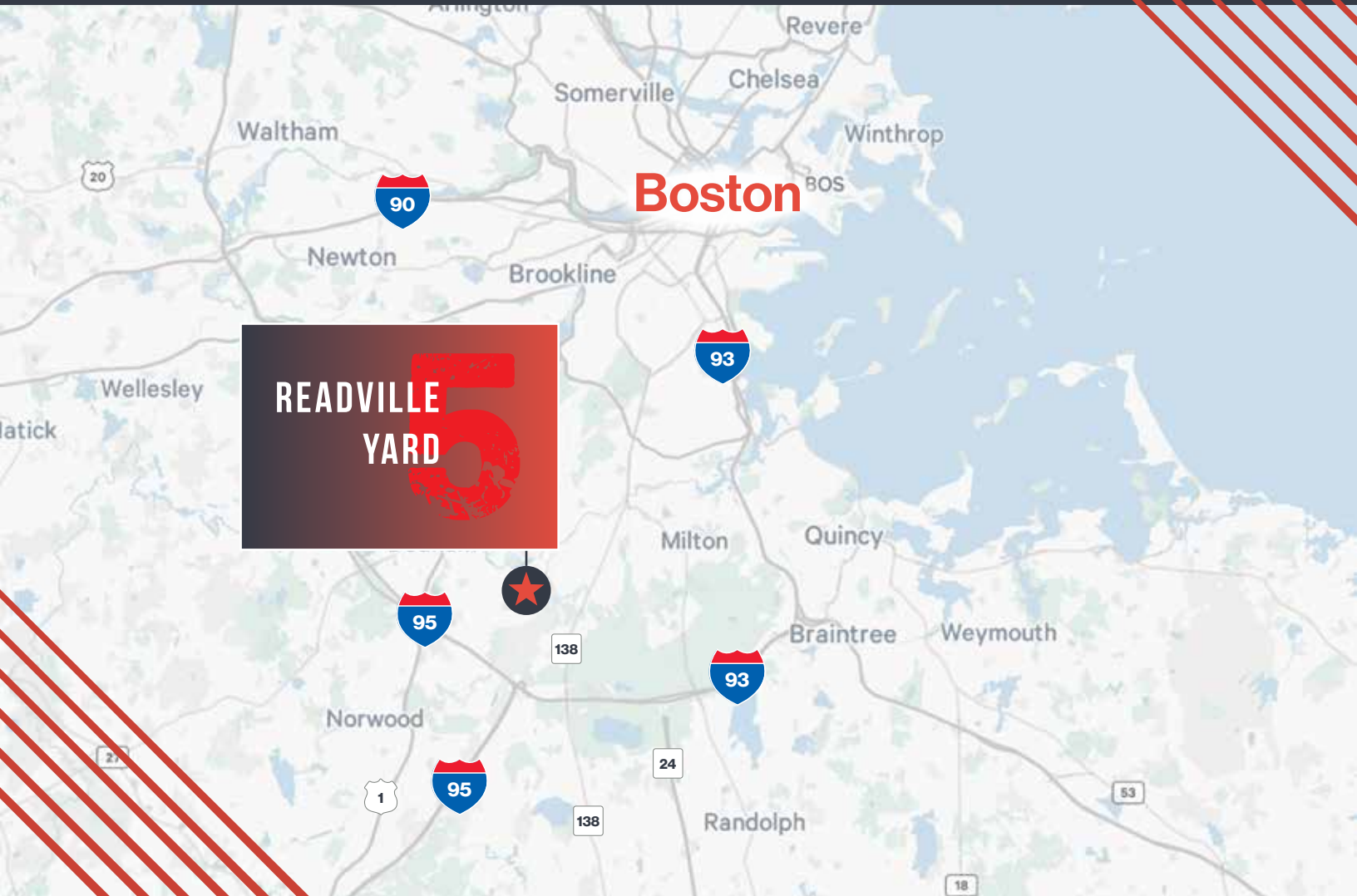


Quick access to
**Route 128 and
Interstate 95**

Year	1-Mile Radius	3-Mile Radius	5-Mile Radius
	Total	Total	Total
2025 # of Employees	8,573	55,829	144,885

Population Data	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Population	13,426	95,761	246,682
2020 Population	14,431	101,399	262,767
2025 Population - Current Estimate	14,081	97,812	256,303
2030 Population - Five Year Projection	14,578	98,648	258,244
Act.Growth 2020-2025	-0.47%	-0.68%	-0.47%
Proj. Growth 2025-2030	0.70%	0.17%	0.16%

Source: ESRI



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