



STOUGHTON LOGISTICS PARK

25 Maple Street, Stoughton, MA 02072

Brookfield
Properties

±40,000 - 412,363 Sq. Ft.
AVAILABLE

www.stoughtonlogisticspark.com



All Buildings Fully Delivered

A Superior Location

Centered in the heart of the core Route 128 submarket, CBRE is pleased to present a unique opportunity at Stoughton Logistics Park, a new master planned industrial park. The park can accommodate high-bay warehouse, flex, and R&D uses within the three buildings, totaling $\pm 880,867$ sq. ft.



**$\pm 40,000$ -
412,363 sq. ft.**
DIVISIBLE



19 Miles
TO BOSTON



± 67
TOTAL ACRES



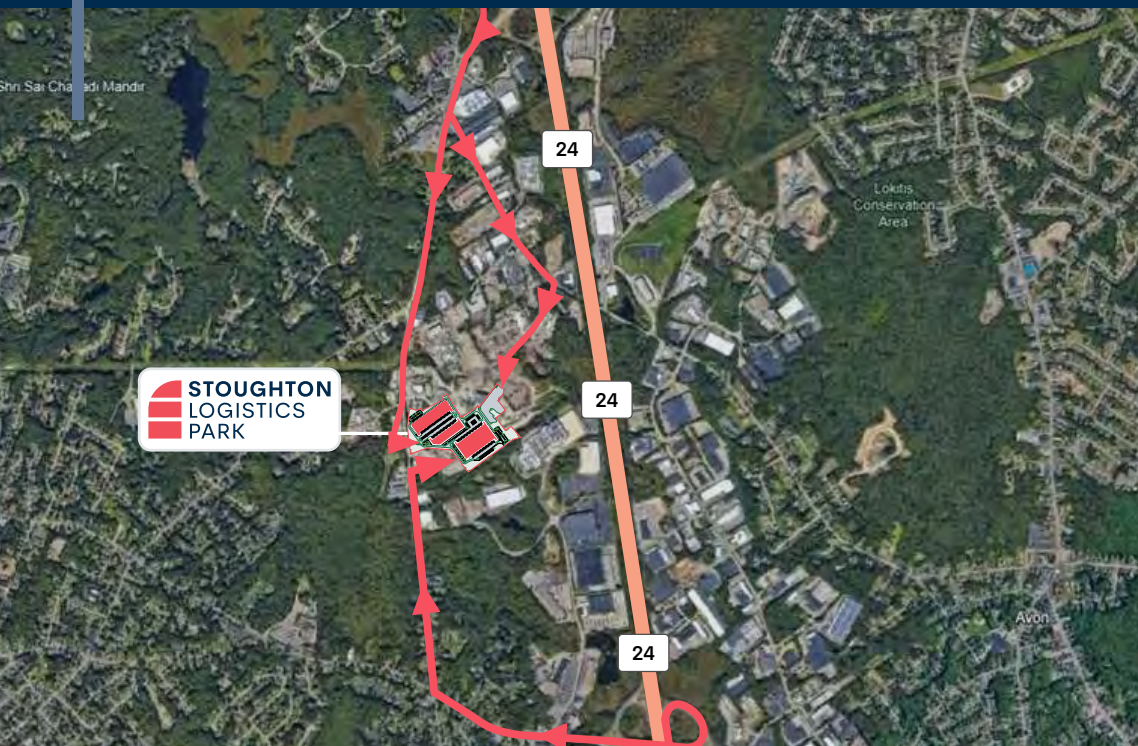
Three
INDUSTRIAL BUILDINGS



36' - 42'
CLEAR HEIGHT



ESFR
FIRE SPRINKLERS



$\pm 880,867$ SF Industrial Park

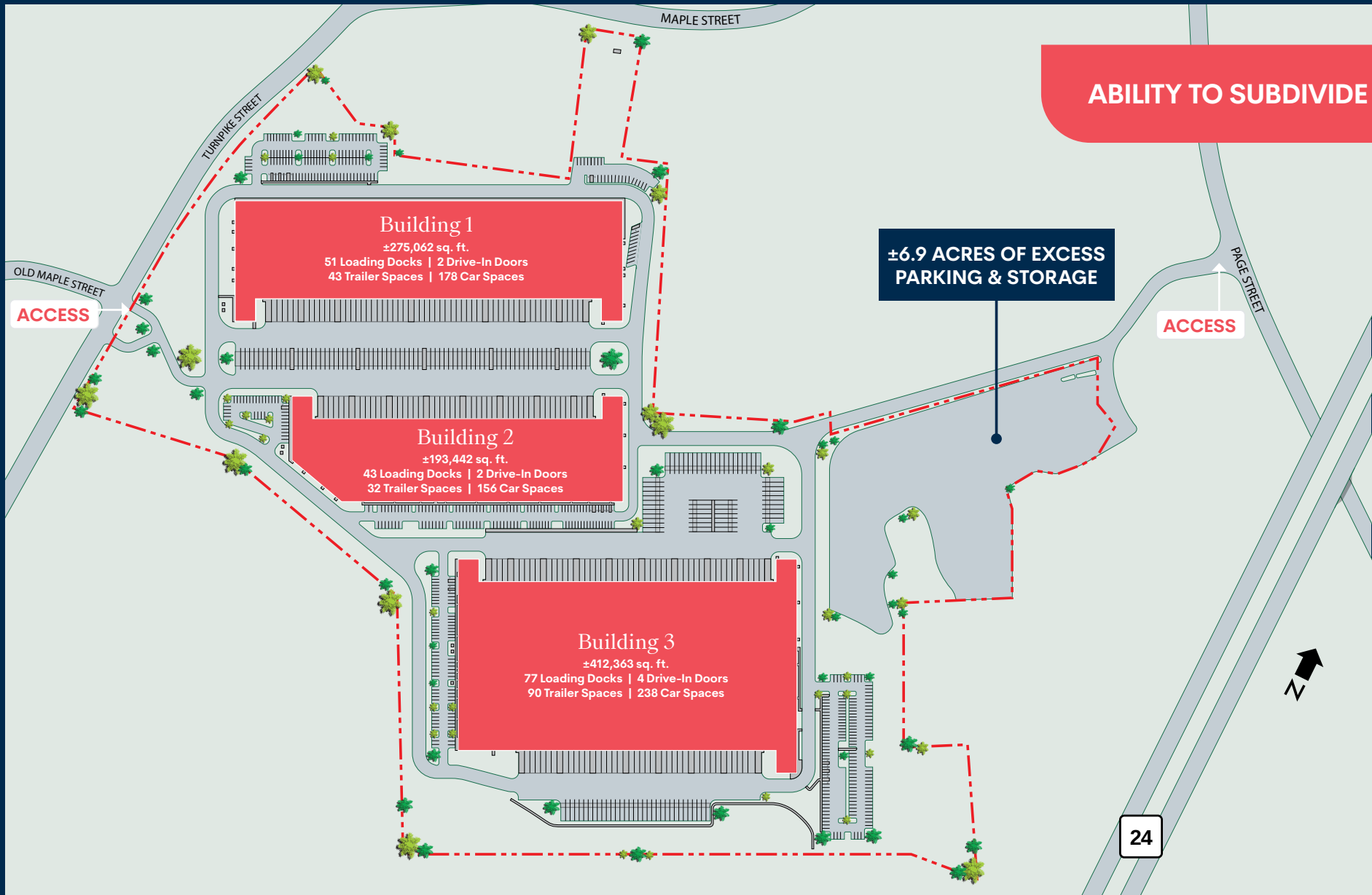
**± 6.9 Acres of Excess Parking &
Outdoor Storage**

Ability to Subdivide

Prime Location for Final Mile Delivery

Less than 5 Miles from I-93

Site Plan



Building 1

BUILDING SPECIFICATIONS

- **Total Building:** ±88,473 - 275,062 sq. ft.
- **Loading Docks:** 51 loading docks; 2 drive-in doors
- **Auto Parking:** 178 spaces (±0.64/1,000 SF)
- **Power:** 3,000 Amps
- **Clear Height:** 36'
- **Column Spacing:** 50' x 56'; 60' speed bay
- **Building Dimensions:** 260' x 1030'
- **Trailer Parking:** 43 spaces



±266,782 sq. ft.

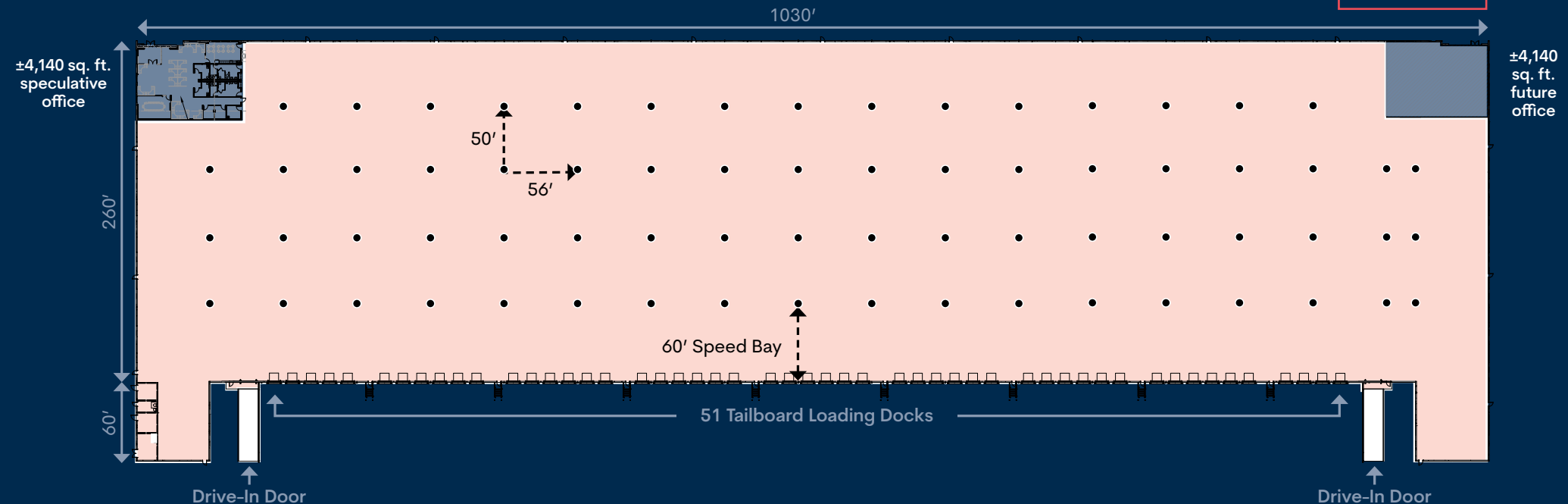
WAREHOUSE



±8,280 sq. ft.

OFFICE

FLOOR PLAN | ±88,473 - 275,062 TOTAL sq. ft.



Building 2

BUILDING SPECIFICATIONS

- **Total Building:** ±40,000 - 193,442 sq. ft.
- **Loading Docks:** 43 loading docks; 2 drive-in doors
- **Auto Parking:** 156 spaces (±0.80/1,000 SF)
- **Power:** 2,500 Amps
- **Clear Height:** 36'
- **Column Spacing:** 53'4" x 56'; 60' speed bay
- **Building Dimensions:** 220' x 879'5"
- **Trailer Parking:** 33 spaces



±184,302 sq. ft.

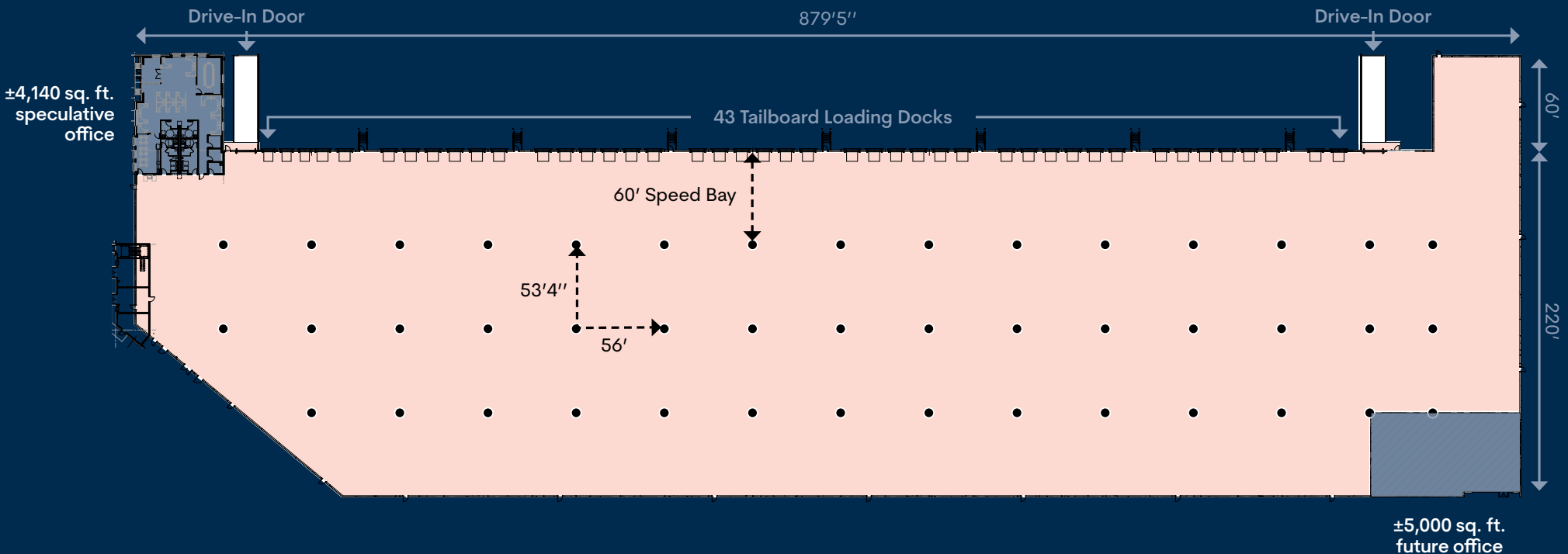
WAREHOUSE



±9,140 sq. ft.

OFFICE

FLOOR PLAN | ±40,000 - 193,442 TOTAL sq. ft.



Building 3

BUILDING SPECIFICATIONS

- **Total Building:** ±98,006 - 412,363 sq. ft.
- **Loading Docks:** 77 loading docks; 4 drive-in doors
- **Auto Parking:** 238 spaces (±0.58/1,000 SF)
- **Power:** 4,000 Amps
- **Clear Height:** 42'
- **Column Spacing:** 54'6" x 56'; 60' speed bay
- **Building Dimensions:** 447' x 899'
- **Trailer Parking:** 90 spaces



±404,073 sq. ft.

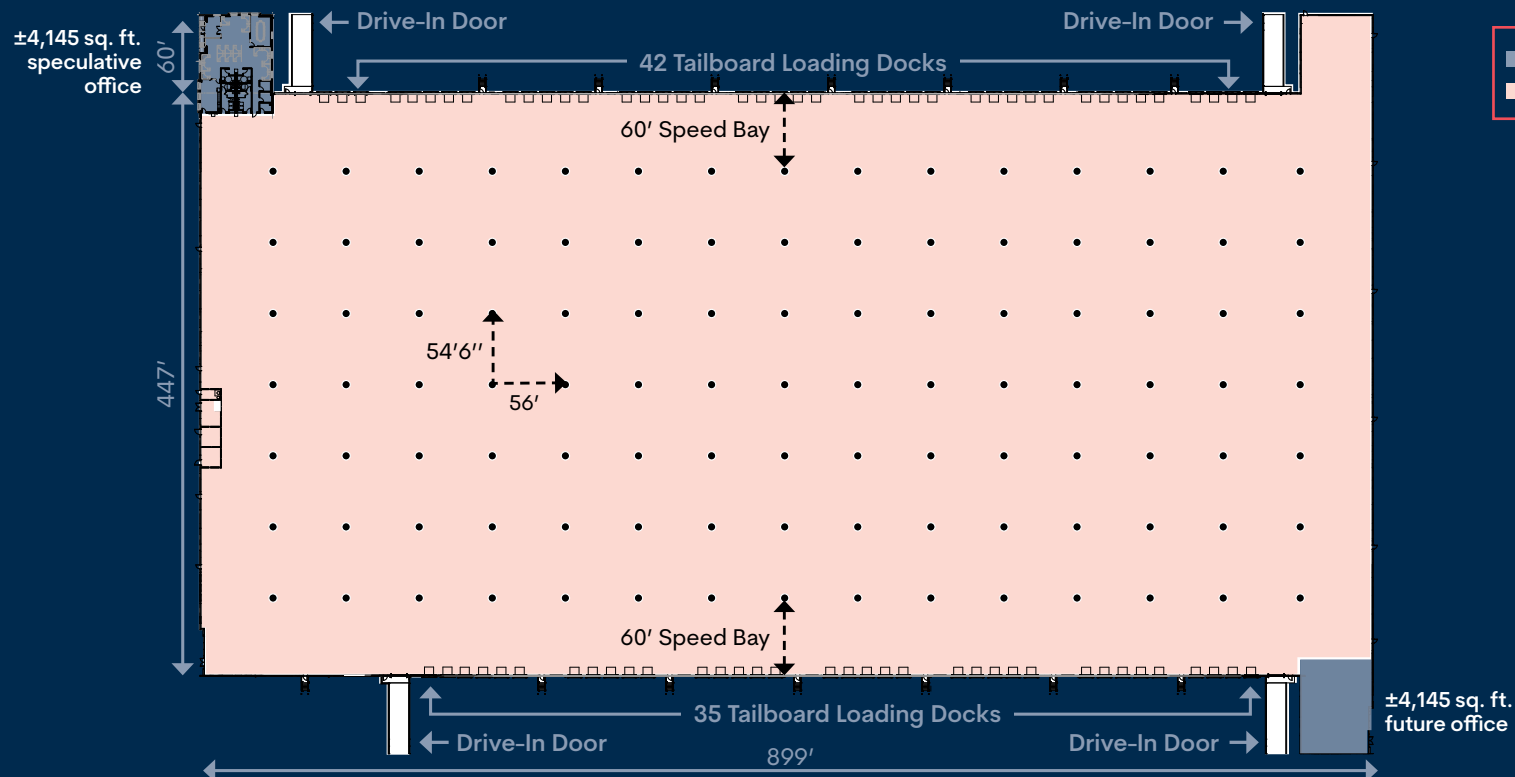
WAREHOUSE



±8,290 sq. ft.

OFFICE

FLOOR PLAN | ±98,006 - 412,363 TOTAL sq. ft.



Seeking LEED Certification

We are seeking LEED certification for Stoughton Logistics Park. By integrating sustainable practices like energy efficient designs, sustainable materials and responsible water management, these warehouses will reduce their carbon footprint while maximizing resource efficiency. Stoughton Logistics Park will boast the following LEED and sustainable features:



Anticipating LEEDv4.1 SILVER BD+C:
Core and Shell Certification



Design will save millions of gallons of water through efficient landscape design and native plantings as well as interior water efficient plumbing fixtures.



Tenants may see a 50% energy use reduction, or more as compared to similar non-LEED warehouses, resulting in lower electric bills.



Warehouse will have 100% LED lighting, resulting in lower electric bills (typically 50-80% decrease in bills compared to fluorescent bulbs). The LED lighting also results in a cost saving of bulbs, waste and are overall safer than the traditional bulbs.



The warehouse's will contain white roofs which will reflect the sun's heat, keeping the warehouse cooler and decreasing energy demands. Again, resulting in an energy bill cost savings for the tenant.

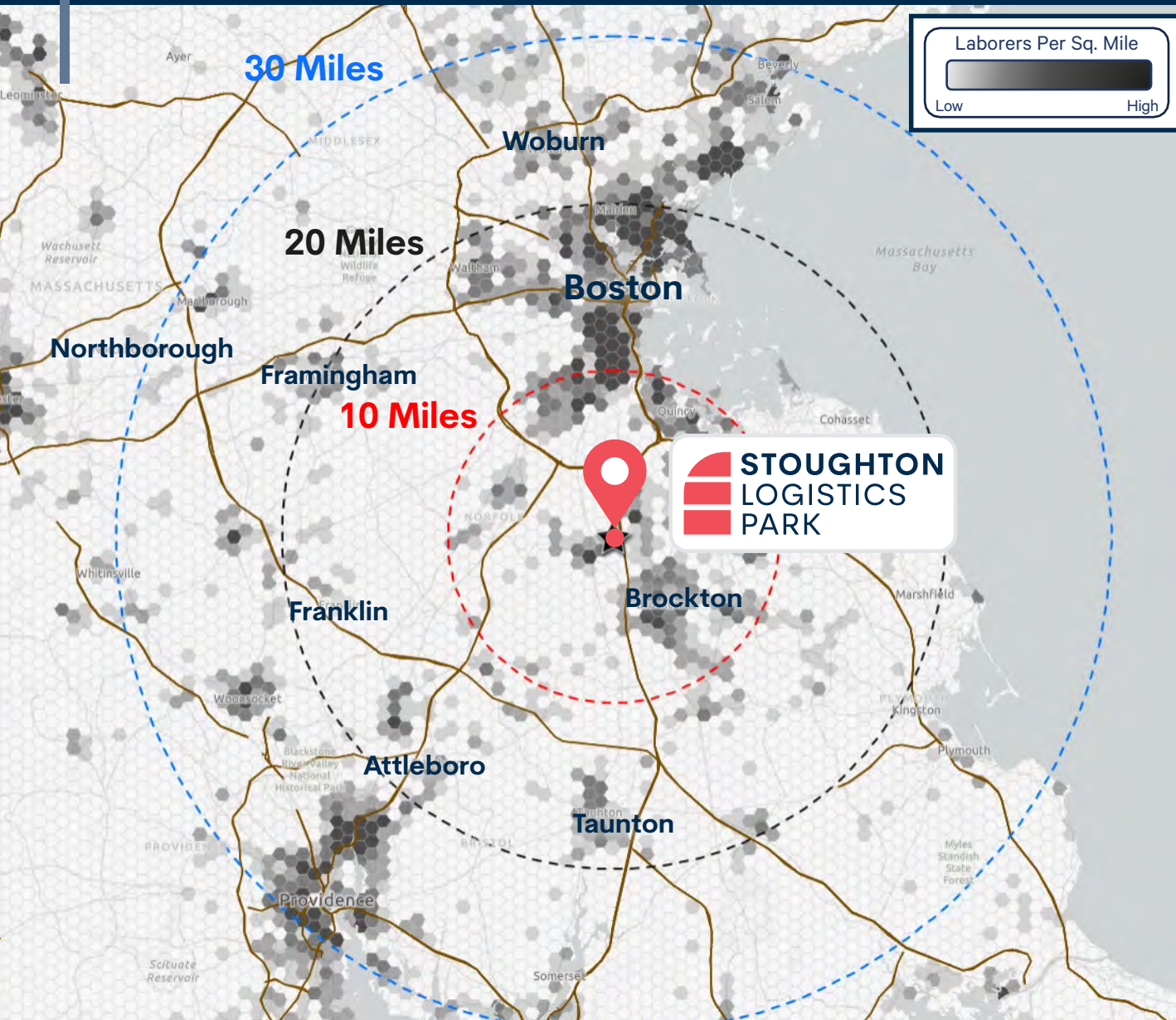


Electric vehicle chargers to be installed for employees; and 20 Amp electrical connections will be installed at 50% of the dock doors to reduce truck idling, improving air quality.



Advanced metering as part of the buildings design will be installed to analyze electrical, gas and water usage for further efficiency improvements and cost savings.

Labor & Population



10 MILES

- Total Population: 755,200
- Transportation/Warehouse Workers: 18,982
- Population Ages 16+ Total Labor Force: 429,082

20 MILES

- Total Population: 2,810,168
- Transportation/Warehouse Workers: 54,512
- Population Ages 16+ Total Labor Force: 1,629,942

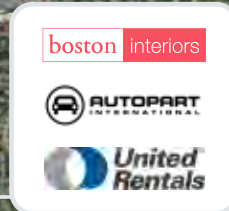
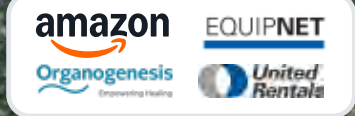
30 MILES

- Total Population: 4,546,485
- Transportation/Warehouse Workers: 90,583
- Population Ages 16+ Total Labor Force: 2,580,371

**STOUGHTON
LOGISTICS
PARK**

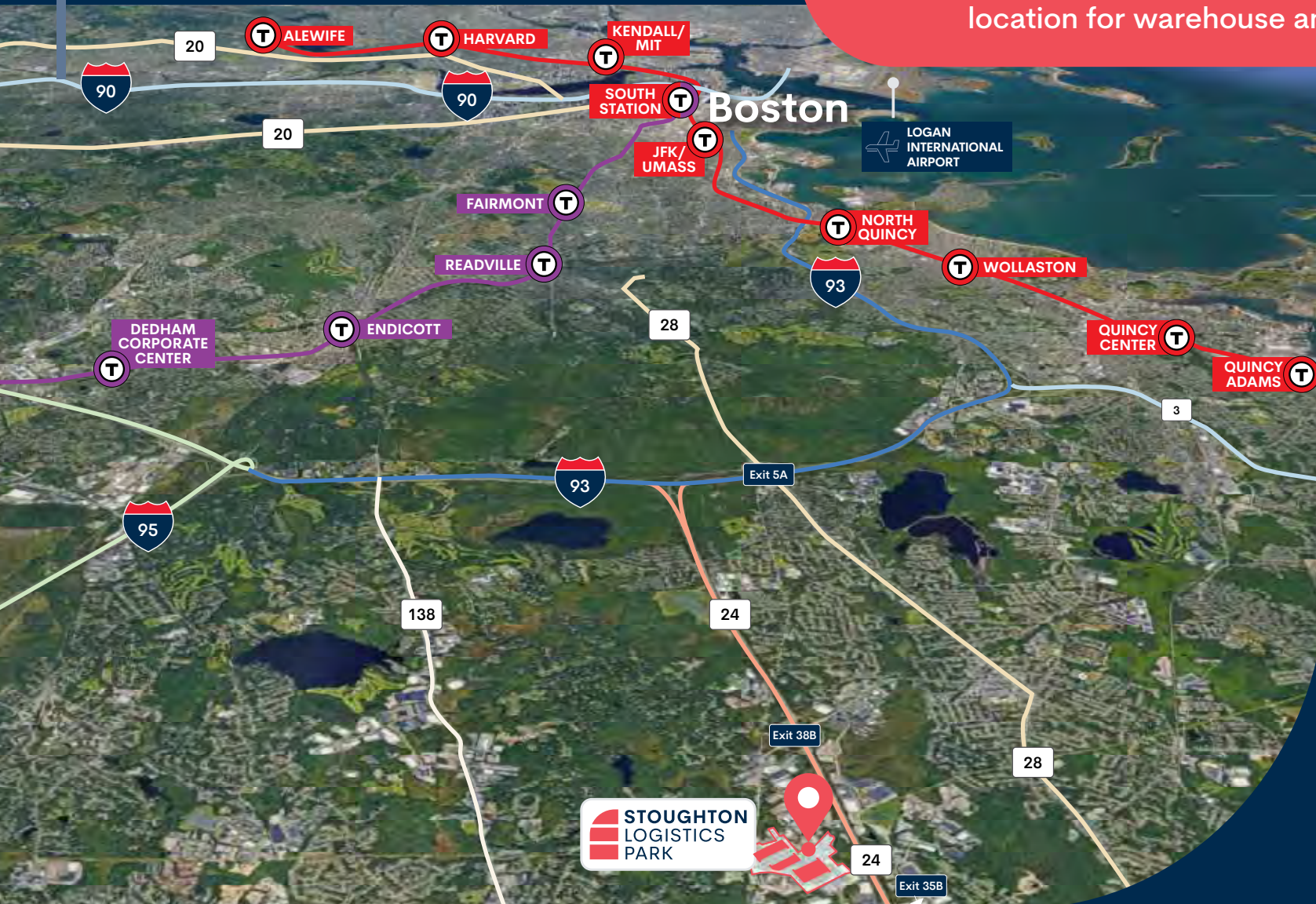
**Brookfield
Properties**

Corporate Neighbors



Access & Amenities

Located less than 5 miles from I-93 with premier access to a major highway network, making it the optimal location for warehouse and distribution users.



I-93
4.5 MILES

I-95
5.0 MILES

3
17.1 MILES

Boston
19.0 MILES

I-495
20.8 MILES

**LOGAN
INTERNATIONAL
AIRPORT**
22.7 MILES

I-90
25.3 MILES

I-290
38.5 MILES



±40,000 - 412,363 sq. ft.
DIVISIBLE



Three
INDUSTRIAL BUILDINGS



±67
TOTAL ACRES

Construction Complete

BUILDING 1 | ±88,473 - 275,062 sq. ft.

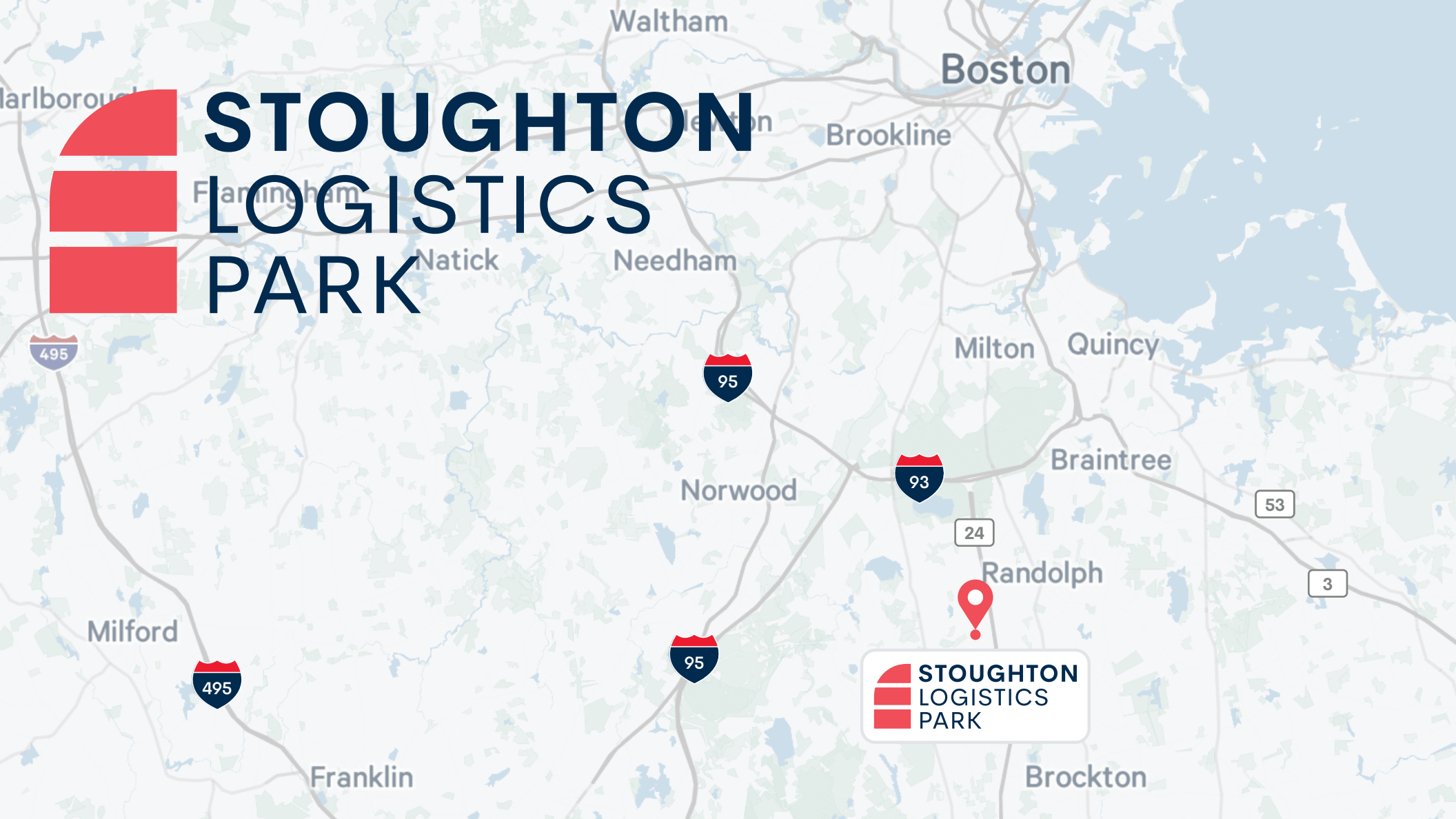


BUILDING 2 | ±40,000 - 193,442 sq. ft.



BUILDING 3 | ±98,006 - 412,363 sq. ft.





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Brookfield
Properties

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