

128 LOGISTICS CENTER

21 Randolph Road
Randolph, Massachusetts

±120,000 SF

New Construction
Inner Beltway Warehouse Opportunity

**AFFINIUS
CAPITAL**

**BLUEWATER
PROPERTY GROUP**

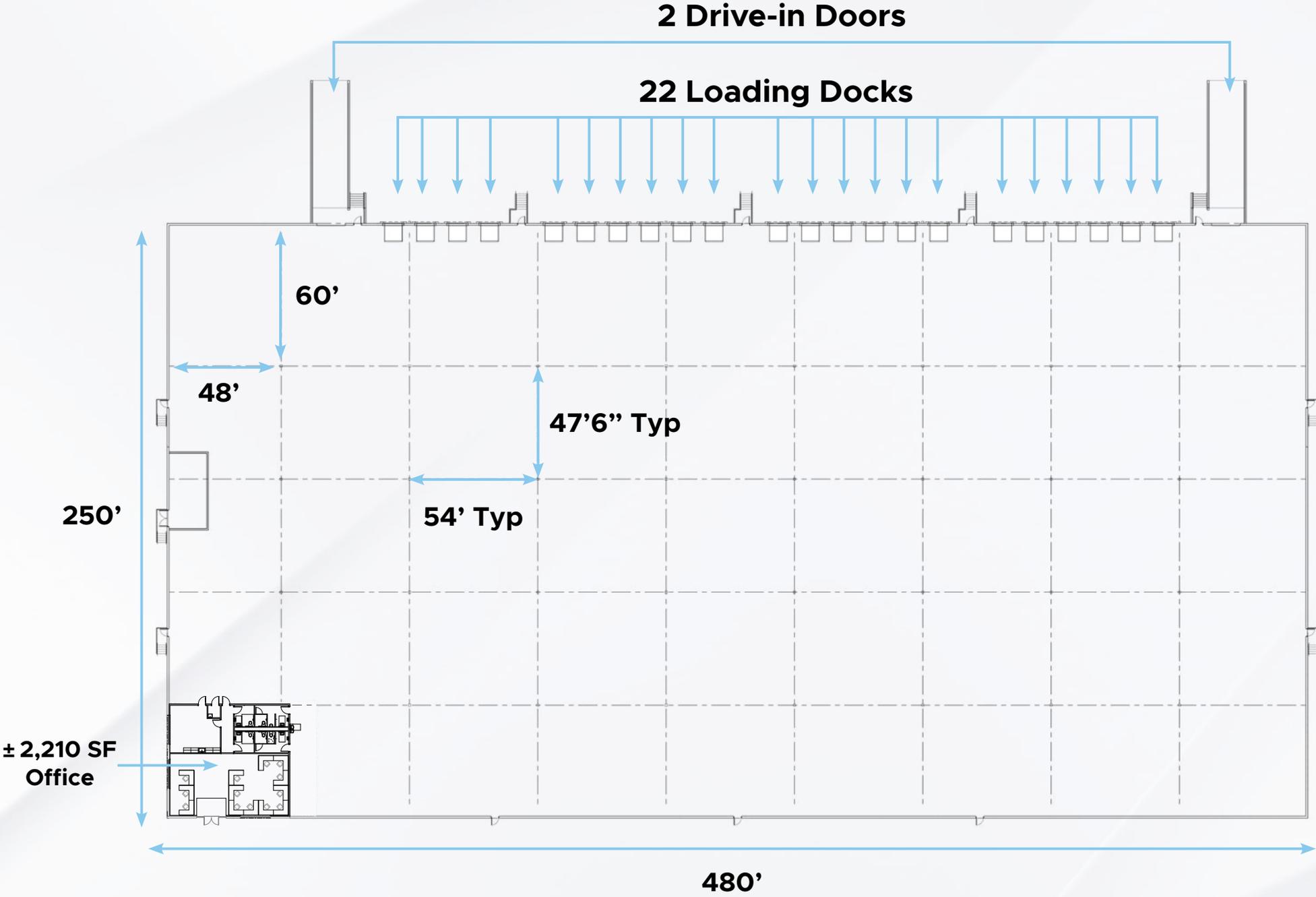
JLL



Route 128 Location
20 minutes to Boston's
Central Business District

Fully Delivered!

FLOOR PLAN | ±120,000 SF

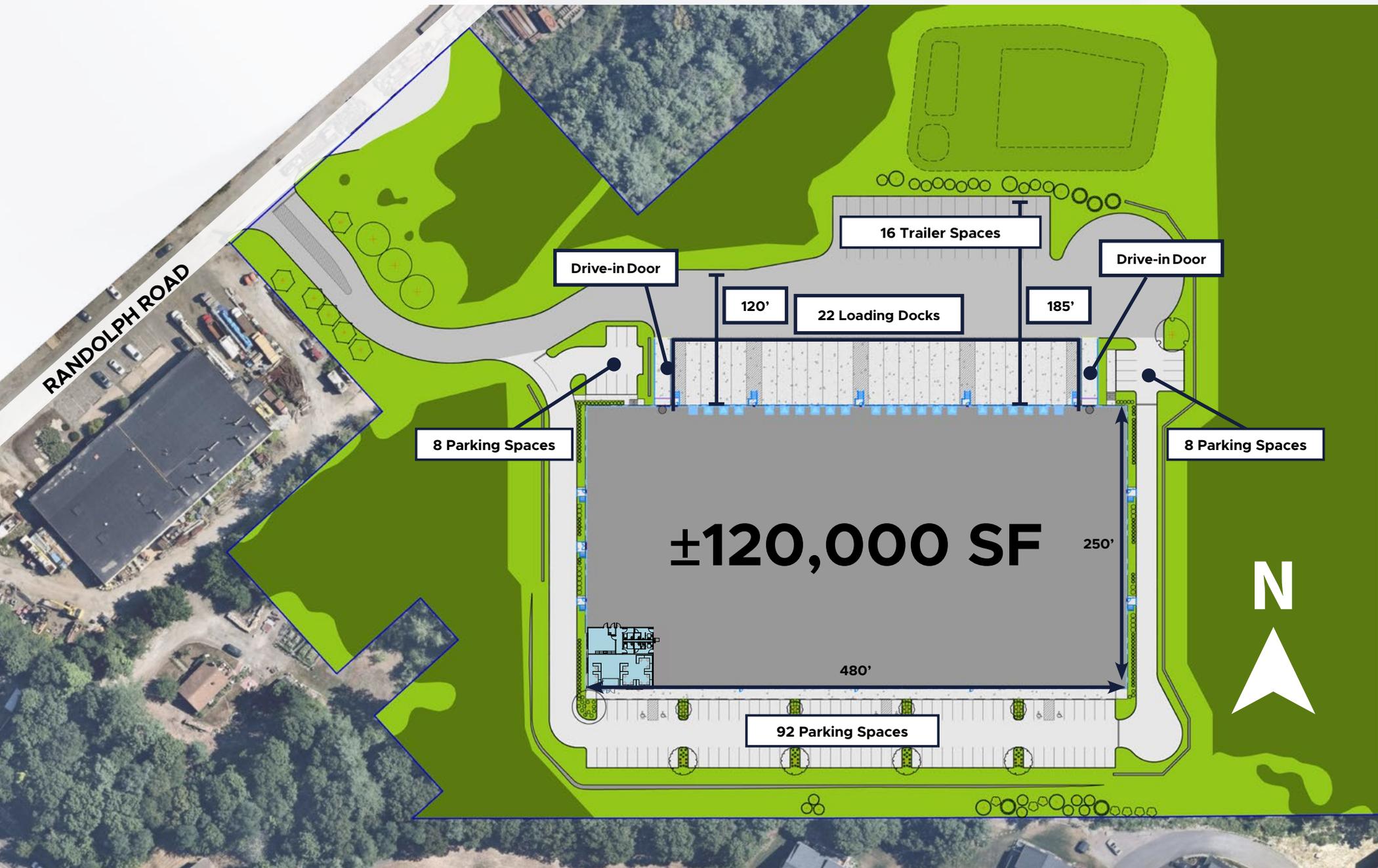


BUILDING SPECIFICATIONS

Building Size	±120,000 SF
Office	±2,210 SF
Building Dimensions	250'D x 480'W
Land Area	±23.5 Acres
Clear Height	32'
Column Spacing	47'6" x 54' w / 60' Speed Bay
Loading	Loading Docks 22 (9'x10') w / 40,000 lb Mechanical Levelers Drive-in Doors 2 (12'x14')
Truck Court Depth	120' - 130'
Car Parking	±0.90 / 1,000 SF (108 Auto)
Trailer Parking	16 Spaces
Power	3,000A, 480V, 3P
Lighting	LED Fixtures on 10' Whips (25' Candles 3' AFF in Open w\Warehouse)
Fire Protection	ESFR
Construction Type	Pre-Cast Insulated Concrete
Roof Type	60 MIL TPO Membrane (20-Year Warranty)
Floor Slab	6" Unreinforced
Zoning	Industrial District
Utilities	Electrical: National Grid Gas: Eversource Water / Sewer: Randolph Municipal



SITE PLAN



AERIAL

Amenities
within
5 miles

- 361 Restaurants
- 84 Fitness centers
- 328 Retail/shopping
- 18 Hotels



Braintree Commerce Center

Herb Chambers
Frothing Baking Company

JEDWARDS
INTERNATIONAL, INC.
Wholesale Bulk Supplier of Natural Ingredients

Marketplace at Braintree

BEST BUY, **Atrius Health**, **HOBBY LOBBY**, **Guitar Center**, **rack**, **PETSMART**, **STAPLES**, **ULTA BEAUTY**, **TOYOTA**

T Braintree MBTA Station

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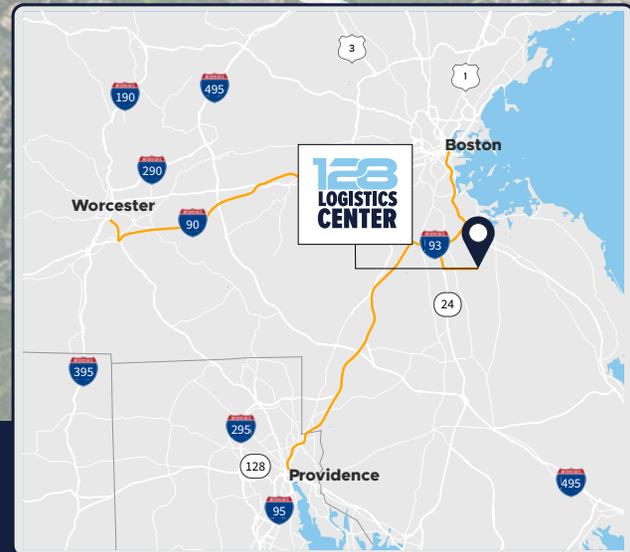
Messina Industrial Park

BURKE, **PILKINGTON**, **United Rentals**, **BOSTON AIR**, **ZIMMER BIOMET**

Stacy's

East Randolph Industrial Park

BURKE, **WORLD PAC**, **FedEx**, **SEBELA PHARMACEUTICALS**



Drive Times

Route 24	9 Minutes	4 Miles
Route 95	12 Minutes	7 Miles
Route 93	10 Minutes	5 Miles

Key Distances

Downtown Boston	20 Minutes	14.2 Miles
Providence	40 Minutes	40.6 Miles
Worcester	55 Minutes	54.6 Miles

FOR LEASE
±120,000 SF

CONTACTS

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