



THE CUBES

AT DOUGLAS

123 Gilboa Street, Douglas, MA



**BRAND NEW CONSTRUCTION
READY FOR OCCUPANCY**

BULK INDUSTRIAL CROSS-DOCK FACILITY

±1,102,500 SF

123 Gilboa Street, Douglas, MA





BUILDING SPECIFICATIONS

SITE DESCRIPTION

BUILDING SQUARE FOOTAGE	±1,102,500 SF
BUILDING DIMENSIONS	1,750' x 630'
SITE AREA	83.80 acres

BASE BUILDING DESCRIPTION

CONSTRUCTION TYPE	Concrete tilt-up
CEILING HEIGHT	40'
LOADING	187 dock doors (9'w x 10'h), 4 drive-in doors (14'w x 10'h)
DOCK EQUIPMENT	94 - 40,000 lb, mechanical pit levelers with Z-Guard door track protection, bumpers, and seals
POWER	4,000 amp, 277/480 volt, 3-phase service
COLUMN SPACING	51' x 51' (typical) with 60' speed bay
TRUCK COURTS	185'
TRUCK APRONS	60' wide – 7" thick over 6" granular base
CAR PARKING	607 stalls
TRAILER PARKING	190 - 12' X 60' stalls
ROOF	45 mil, mechanically fastened TPO with 22 gauge steel decking and R-20 rigid insulation
FLOOR	Slab on grade - 7", 4,000 PSI concrete. Floor load designed to average 500 lbs/SF. One coast Ashford Formula sealer/hardener.
FIRE SPRINKLER	ESFR, compliant with NFPA-13 utilizing K17/K22 heads
STORM WATER	On-site detention and infiltration, compliant with local BMP criteria
WAREHOUSE LIGHTING	LED energy-efficient lights to provide 5 foot-candles at 30" above finished floor with pathway emergency lighting.
EXTERIOR LIGHTING	250w LED distributed on building exterior to 1 foot-candle average
HEATING/VENTILATION	Gas-fired space heaters, minimum 8 BTU/SF for freeze protection, ventilation code minimum compliant.
FIRE ALARM	Shell system to local code
UTILITIES	
• WATER	- Municipal source - 2" domestic supply
• SEWER	- Municipal
• ELECTRICAL	- National Grid
• GAS	- Eversource

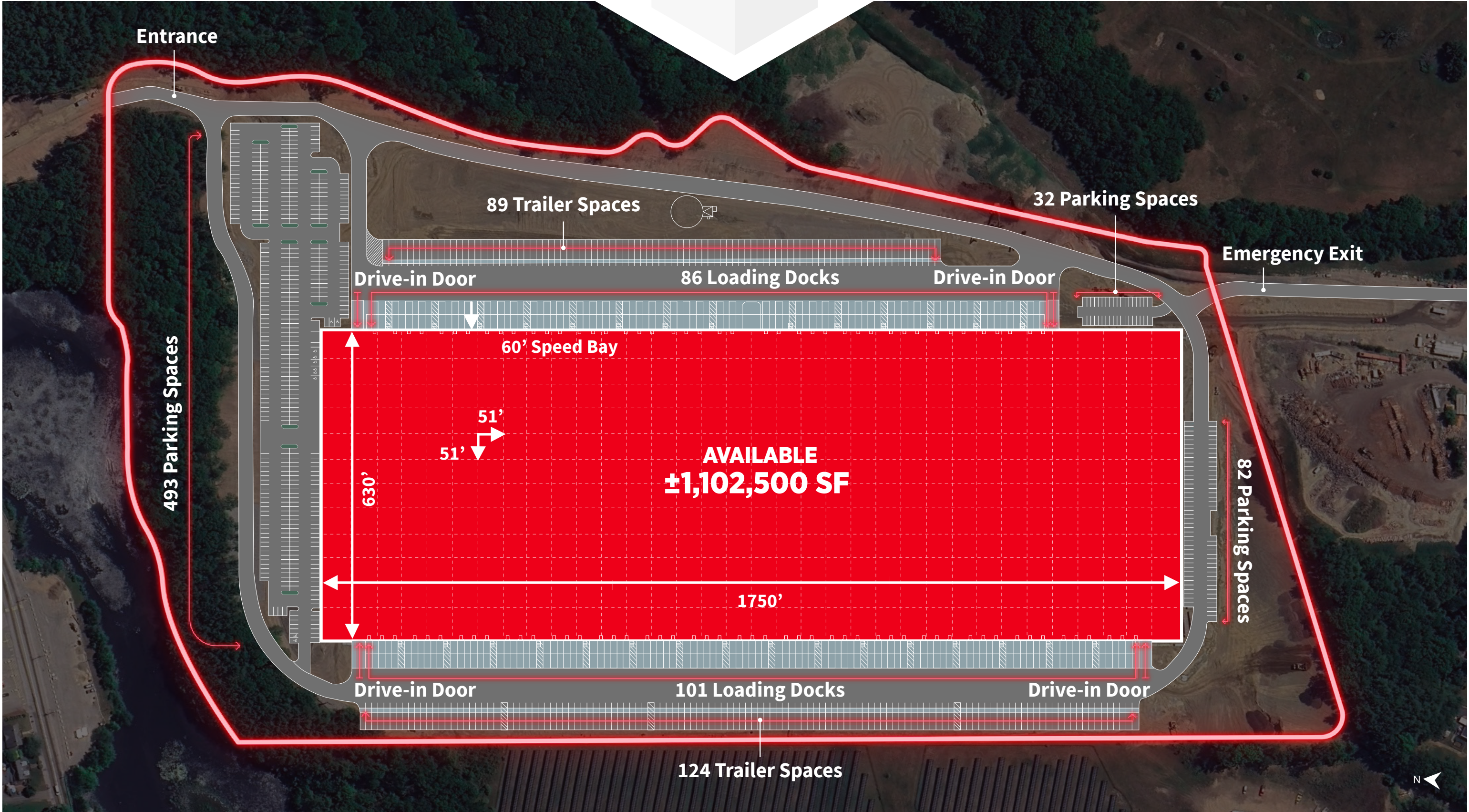


SITE PLAN

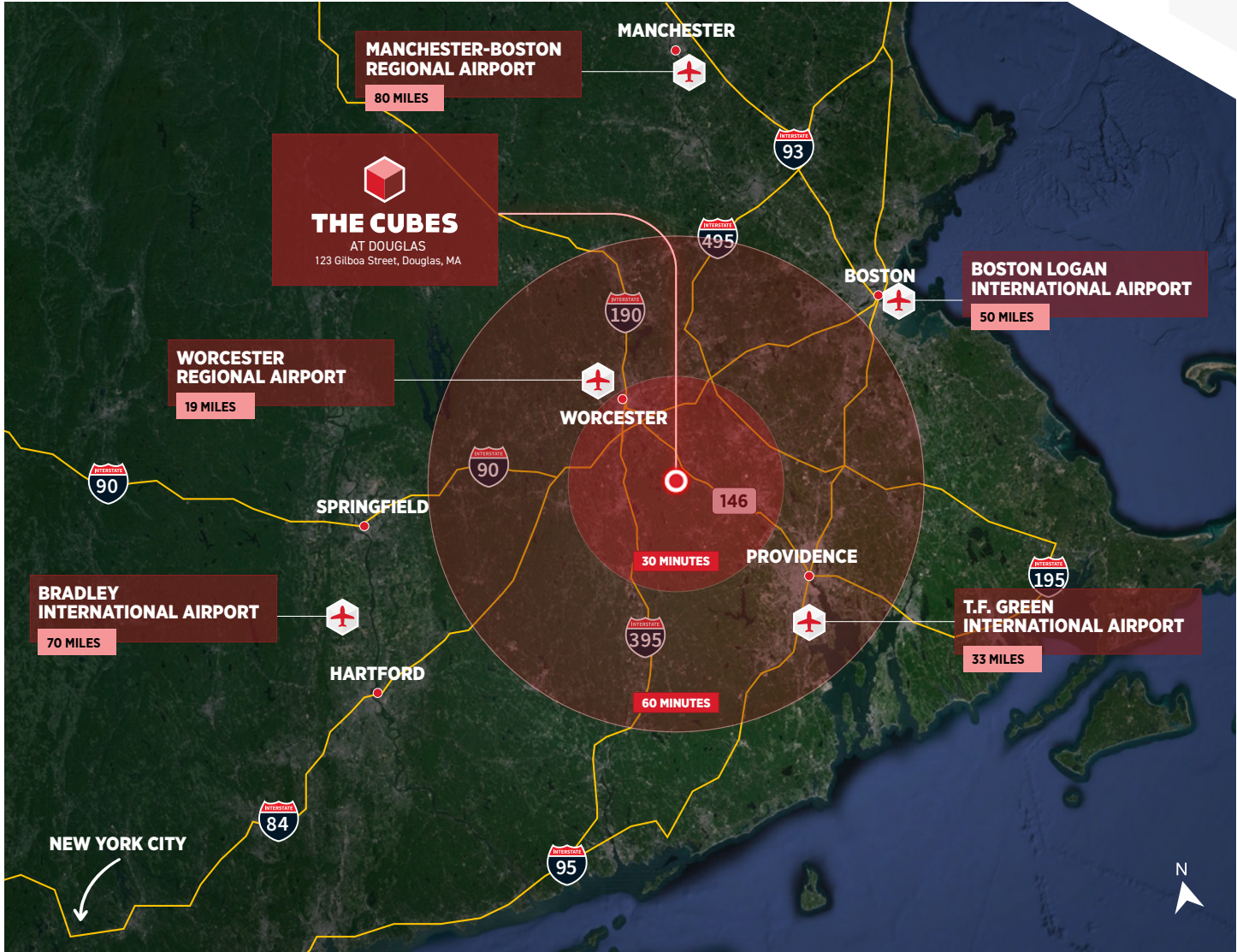




FLOOR PLAN



LOCATION MAP



CORPORATE NEIGHBORS






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DISTANCE TO

Worcester	Providence	Boston
15 miles	25 miles	50 miles
Springfield	Hartford	Manchester
60 miles	60 miles	80 miles
New York City		
190 miles		

DEMOGRAPHICS

POPULATION	PER CAPITA INCOME	POPULATION EMPLOYED IN TARGET INDUSTRIES
		
30 minute drive 935K	30 minute drive \$53K	30 minute drive 67K
60 minute drive 5.32M	60 minute drive \$55K	60 minute drive 356K



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