

# 23

## CAPE ROAD

Mendon, Massachusetts

**±75,000 - 205,577 SF**

Brand New Construction  
Class A Warehouse Opportunity

PCCP 

**BLUEWATER**  
PROPERTY GROUP

 **JLL**

## FOR LEASE

**I-495 Location with I-90 Proximity**  
Strategically positioned near the interchange of I-90/I-495, offering immediate access to the entire Greater Boston region

**Delivering Q3 2025**



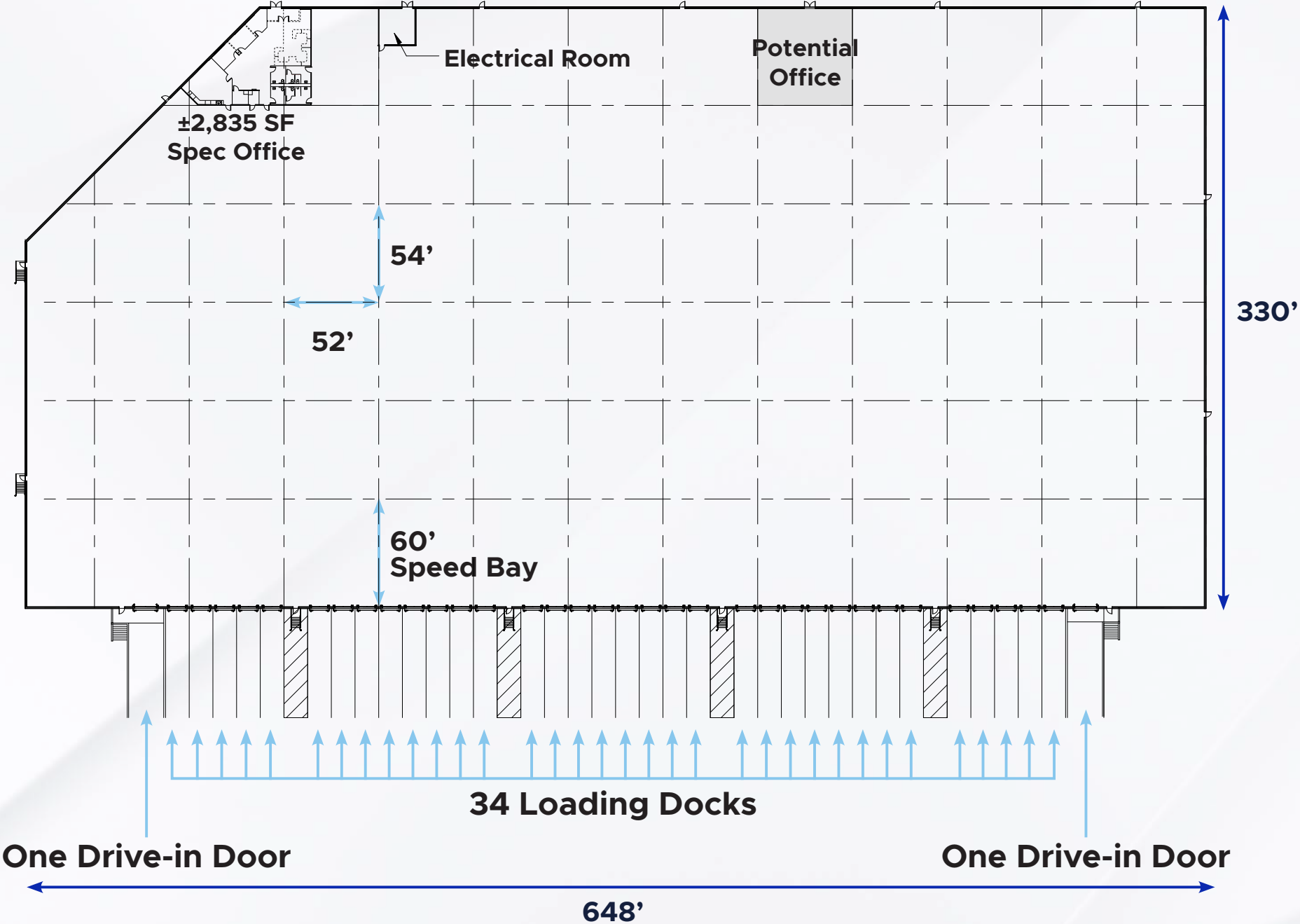


# BUILDING SPECIFICATIONS

|                     |                                                                                               |
|---------------------|-----------------------------------------------------------------------------------------------|
| Building Size       | ±205,577 SF                                                                                   |
| Speculative Office  | ±2,835 SF (included in shell delivery)                                                        |
| Building Dimensions | 330'D x 648'W                                                                                 |
| Land Area           | ±21.3 acres                                                                                   |
| Clear Height        | 32'                                                                                           |
| Column Spacing      | 54' x 52' (typical) with 60' speed bay                                                        |
| Loading             | 34 Dock-High Doors (9' W x 10' H) with lights, seals, bumpers & 40,000 LB mechanical levelers |
|                     | 2 Drive-In Doors (12' W x 14' H)                                                              |
| Car Parking         | ±1.0/1,000 SF (206 auto)                                                                      |
| Trailer Parking     | 20 spaces                                                                                     |
| Power               | 4,000A, 480V, 3P                                                                              |
| Lighting            | 25 FC @ 3' AFF included in shell spec                                                         |
| Fire Protection     | ESFR                                                                                          |
| Construction Type   | Pre-Cast Concrete Wall Panels                                                                 |
| Roof Type           | 60 MIL TPO Membrane (20-Year Warranty)                                                        |
| Floor Slab          | 7"; 4,000 PSI                                                                                 |
| Utilities           | Electrical: National Grid<br>Water: Onsite well<br>Sewer: Onsite septic                       |

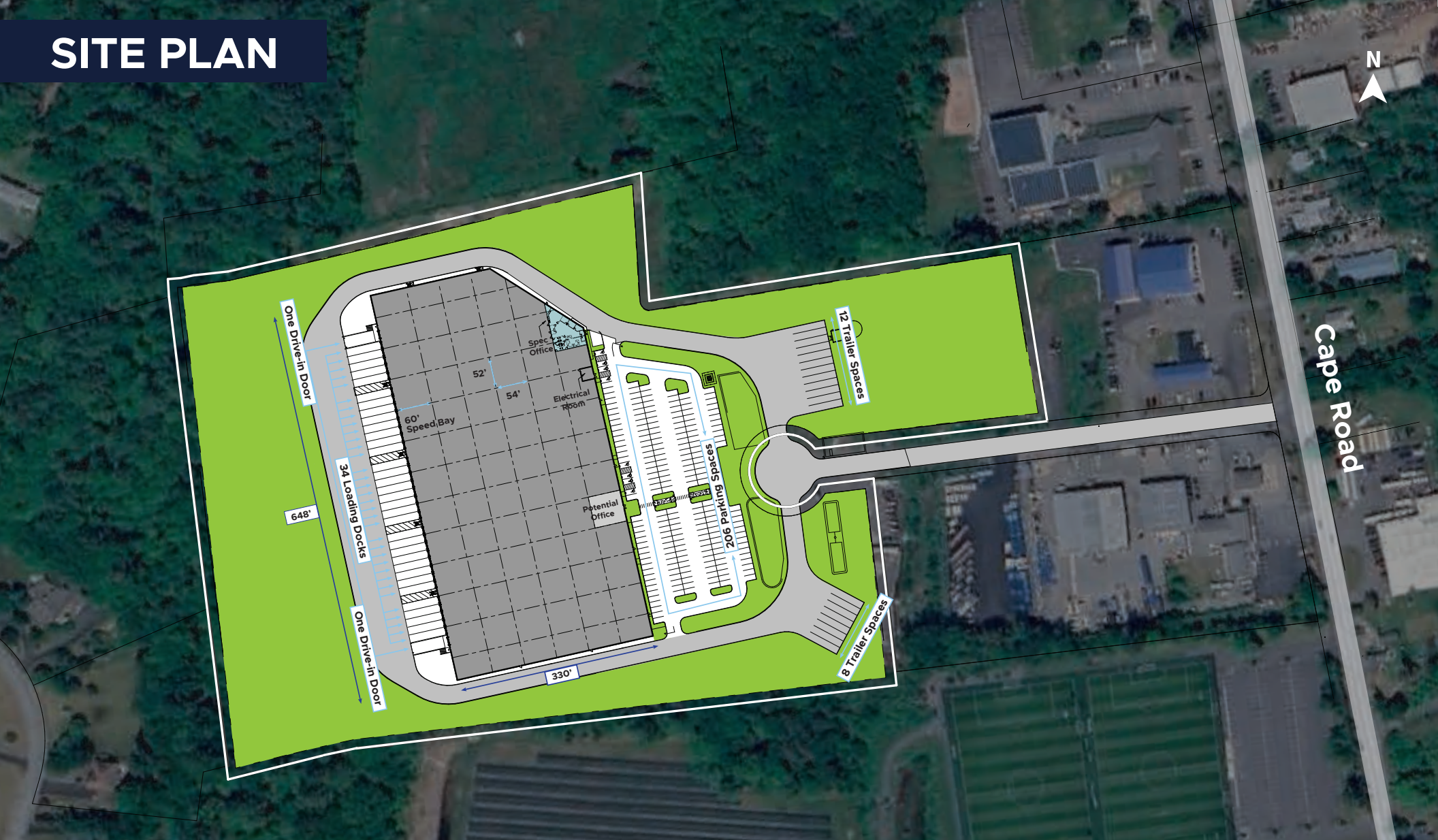


**FLOOR PLAN** | ±205,577 SF





# SITE PLAN



## PROJECT SCHEDULE

|  | APRIL 2024 | JUL 2024  | DEC 2024 | FEB 2025 | APR 2025            | JUL 2025               |
|--|------------|-----------|----------|----------|---------------------|------------------------|
|  | PERMITS    | SITE WORK | WALLS    | ROOF     | READY FOR FIXTURING | SUBSTANTIAL COMPLETION |



# AERIAL

**23**  
CAPE ROAD  
Mendon, Massachusetts

## Stallbrook Marketplace



## Crossroads Shopping Center



## Amenities within 5 miles

**173**  
Restaurants

**23**  
Fitness/health centers

**306**  
Retail locations

**8**  
Hotels



## Drive Times

|       |            |           |
|-------|------------|-----------|
| I-495 | 7 Minutes  | 2.5 Miles |
| I-95  | 20 Minutes | 15 Miles  |
| I-90  | 20 Minutes | 15 Miles  |

## Key Distances

|                 |            |          |
|-----------------|------------|----------|
| Providence      | 35 Minutes | 21 Miles |
| Worcester       | 40 Minutes | 26 Miles |
| Downtown Boston | 50 Minutes | 45 Miles |



**FOR LEASE**  
**±75,000 - 205,577 SF**

## CONTACTS

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