



COMMERCE
DRIVE

125,000 SF UNDER CONSTRUCTION

FLEXIBILITY TO DELIVER WITH 15+ ACRES
OF OUTDOOR STORAGE OR UP TO
ADDITIONAL 275,000 SF BUILDING

15+ Acres
IOS Available



BREAKING GROUND

**2 COMMERCE DRIVE,
TYNGSBOROUGH, MA**



111 MARCUS PARTNERS



**DEVELOPMENT
—CONSTRUCTION—**
STORAGE & DISTRIBUTION GROUP

BUILDING 1 SPECIFICATIONS | 125,000 SF

UNDER
CONSTRUCTION

CLEAR HEIGHT: 36'

DOCK DOORS: 18 loading docks on spec (up to 28 total), 9'x10' insulated vertical lift doors

DOCK EQUIPMENT: 35K lb. capacity mechanical dock levelers with dock seal

DRIVE-IN DOOR: 2 drive-in doors with ramps, 12'x14' insulated vertical lift doors

COLUMN SPACING: 47'6"x52' with 60' speed bay

BUILDING DIMENSIONS: 250'dx500'w

TRUCK APRON DEPTH: 60' concrete

TRAILER PARKING: 45 spaces

CAR PARKING: 125 spaces (1 per 1,000 SF)

POWER: 2,000 - 4,000 amp electrical service, 277/480v (expandable)

FIRE PROTECTION: ESFR sprinklers

LIGHTING: LED sensor lighting, 25 foot candles

CONSTRUCTION: Concrete tilt walls

ROOF: White TPO

FLOOR: 7" reinforced slab

- UTILITIES:**
- Electric: National Grid
 - Gas: National Grid
 - Water/Sewer: Tyngsborough Water District

ZONING: Industrial 1 Light (I-1)

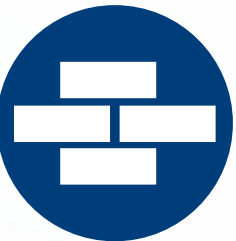


PROJECT SCHEDULE

BUILDING 1

SITE
WORK

Q2/Q3
2025

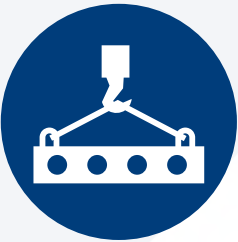


FOOTINGS/
WALLS

Q3
2025

STEEL
ERECTION

Q4
2025



ROOF
INSTALLATION

Q4
2025

READY FOR
FIXTURING

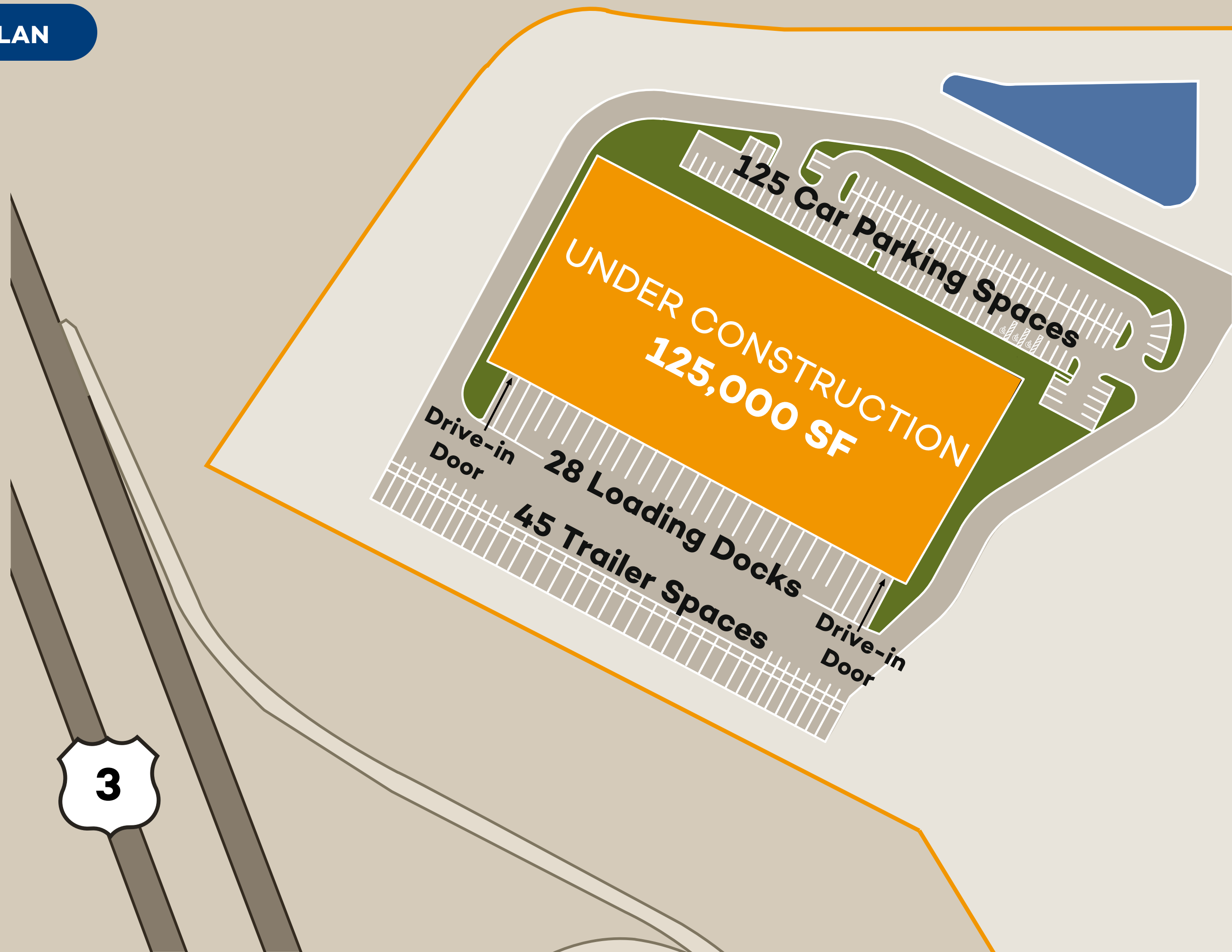
Q1
2026



SUBSTANTIAL
COMPLETION

Q1
2026

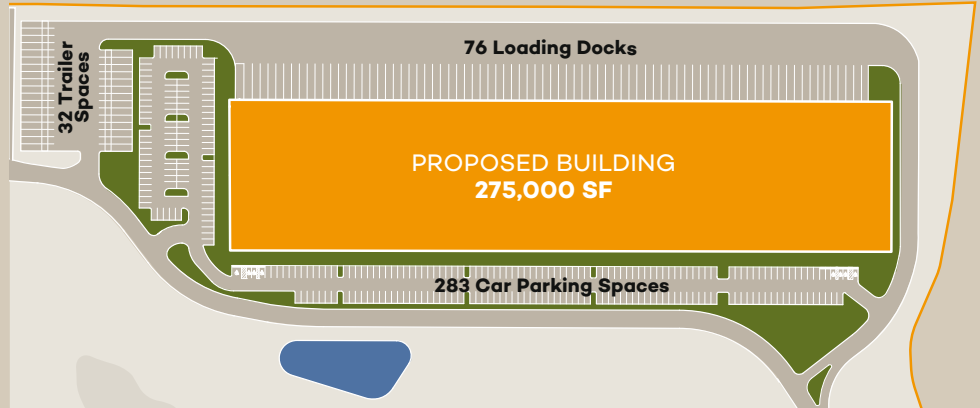
SITE PLAN



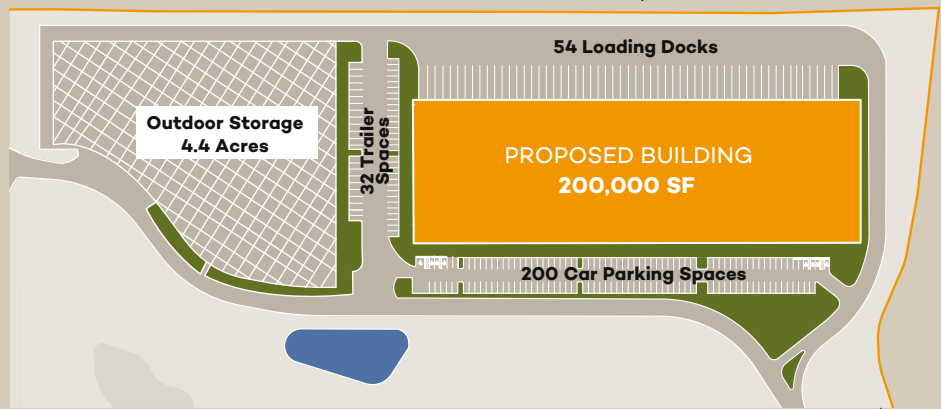
OPTIONALITY FOR REMAINDER OF SITE



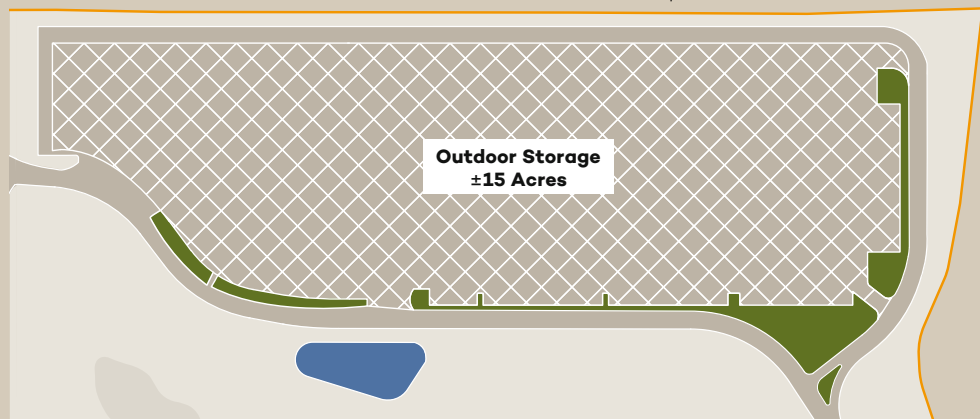
SCENARIO A: NEW 275,000 SF BUILDING



SCENARIO B: 125,000 SF NEW BUILDING WITH 4.4 ACRES OF IOS



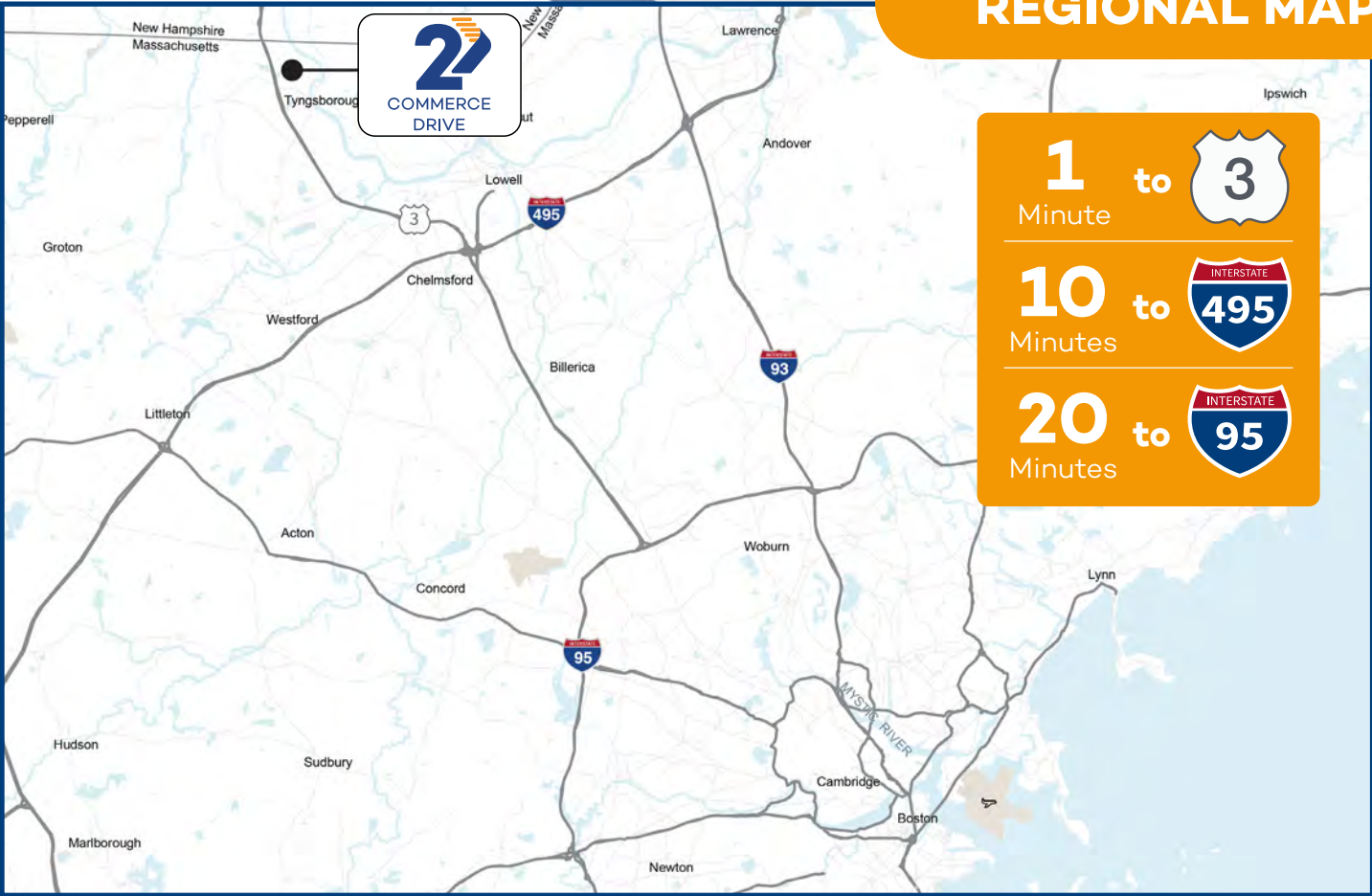
SCENARIO C: 15 ACRES OF IOS



CORPORATE NEIGHBORS



REGIONAL MAP



2 COMMERCE DRIVE



For more information, please contact:

JOE FABIANO

+1 781-844-7893
joe.fabiano@jll.com

MIKE CIUMMEI

+1 978-621-7241
michael.ciummei@jll.com

BRIAN TISBERT

+1 978 273 6379
brian.tisbert@jll.com

RACHEL MARKS

+1 508-259-2440
rachel.marks@jll.com

CHELSEA ANDRE

+1 508-951-7817
chelsea.andre@jll.com

DANE CARACINO

+1 617-640-0318
dane.caracino@jll.com



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