



ROCKPOINT

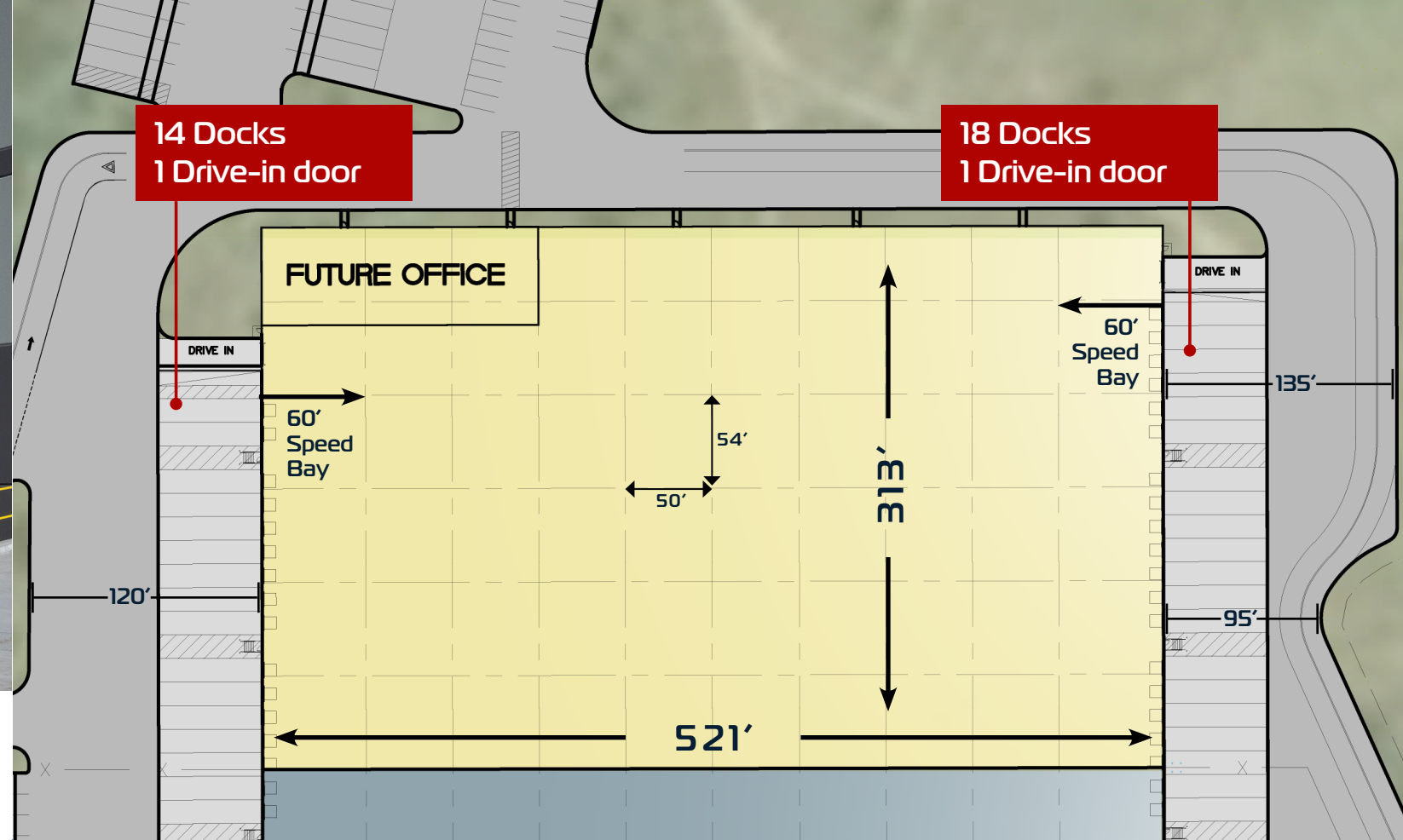


40 Lackey Dam Road, Uxbridge, MA

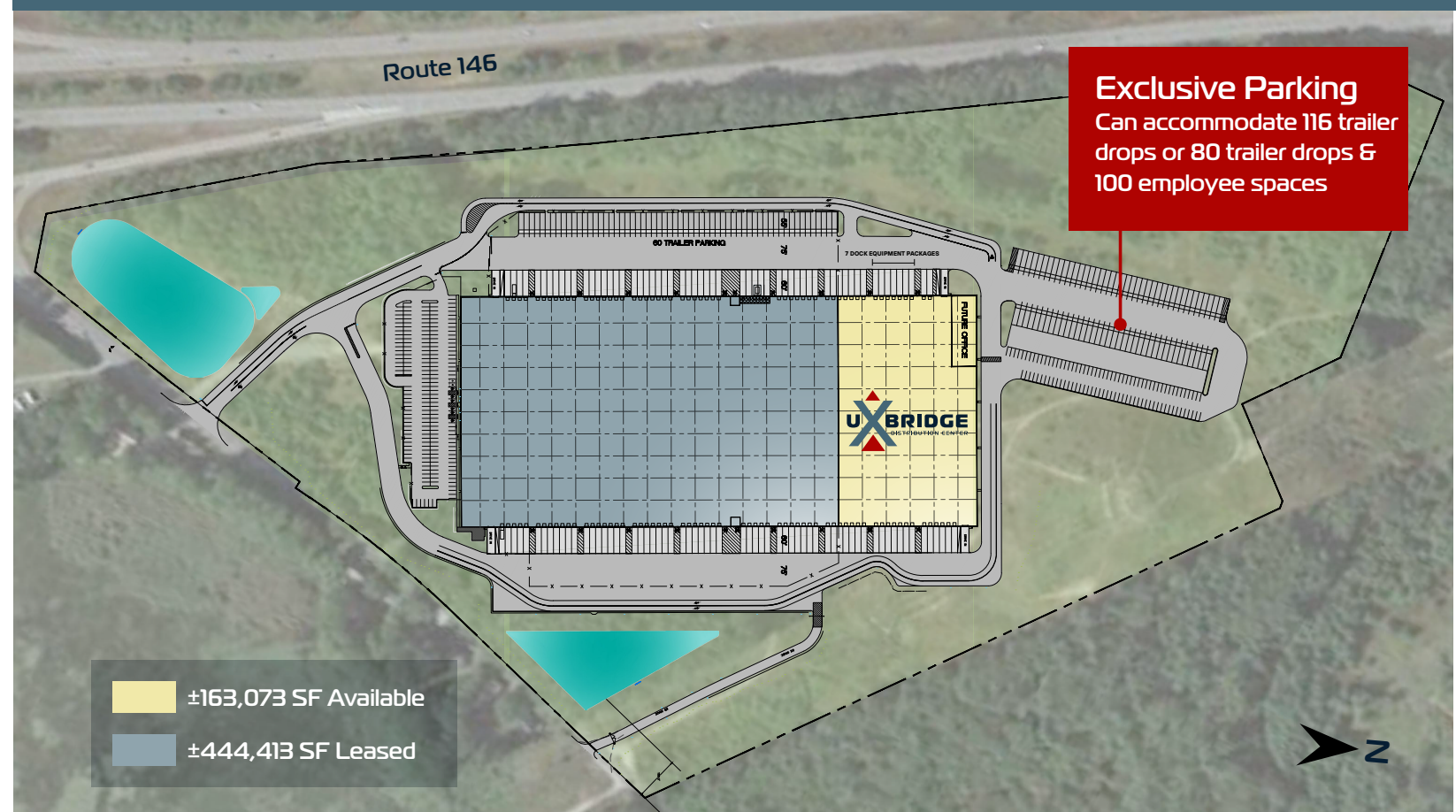
±163,073 SF

of 40' Clear Cross-Dock
Distribution Space Available

Brand New Construction with
32 Docks and 116 Trailer Drops
Subdivisible



40 Lackey Dam Road is on a 69.7-acre lot located immediately off of Exit 8 on Route 146.



Specifications/Highlights



Building Size
±607,486 SF



Available Suite
±163,073 SF



Clear Height
40'



Available Loading
32 Docks
(7 with 40,000 lb. hydraulic levelers)
2 Drive-in doors



Sprinklers
ESFR



Column Spacing
54' x 50'
(with 60' speed bay)



Building Depth
521'



Office Space
To Suit



Available Power
1,500 Amps @ 480V
3 phase, 4 wire service
(available to suite)



Lighting
LED (30 FC average; with open floor plan)



Construction
Tilt up concrete/
Panel construction



Utilities
Water – Town of Douglas
(12" water main)

Sewer – Town of Douglas
(4" force main)

Gas – Eversource

Electric – National Grid



Pavement
Striped for 116 trailer drops



Parking
Parking can be restriped to easily accommodate more auto parking

(Plan on right shows 100 employee spaces and 80 trailer drops)



Regional Access

Distance to

Boston

55 Min | 52 Miles

Worcester

20 Min | 13 Miles

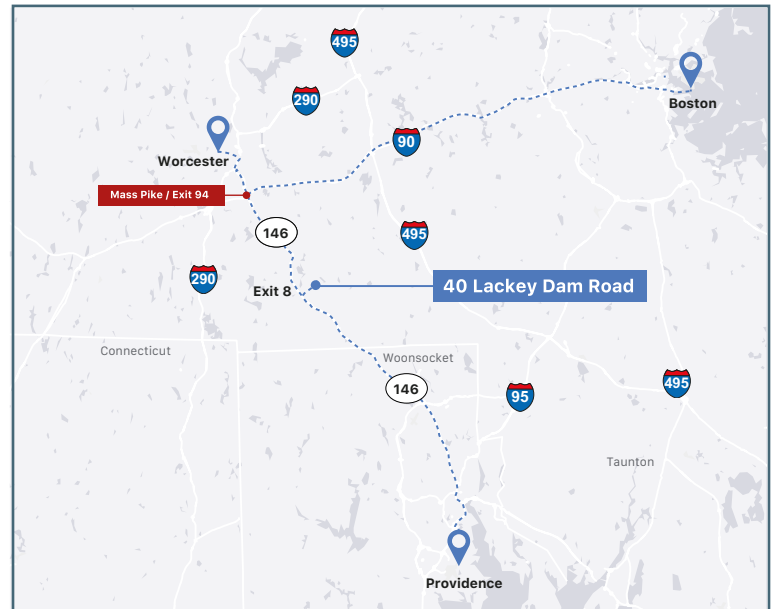
Providence

30 Min | 26 Miles

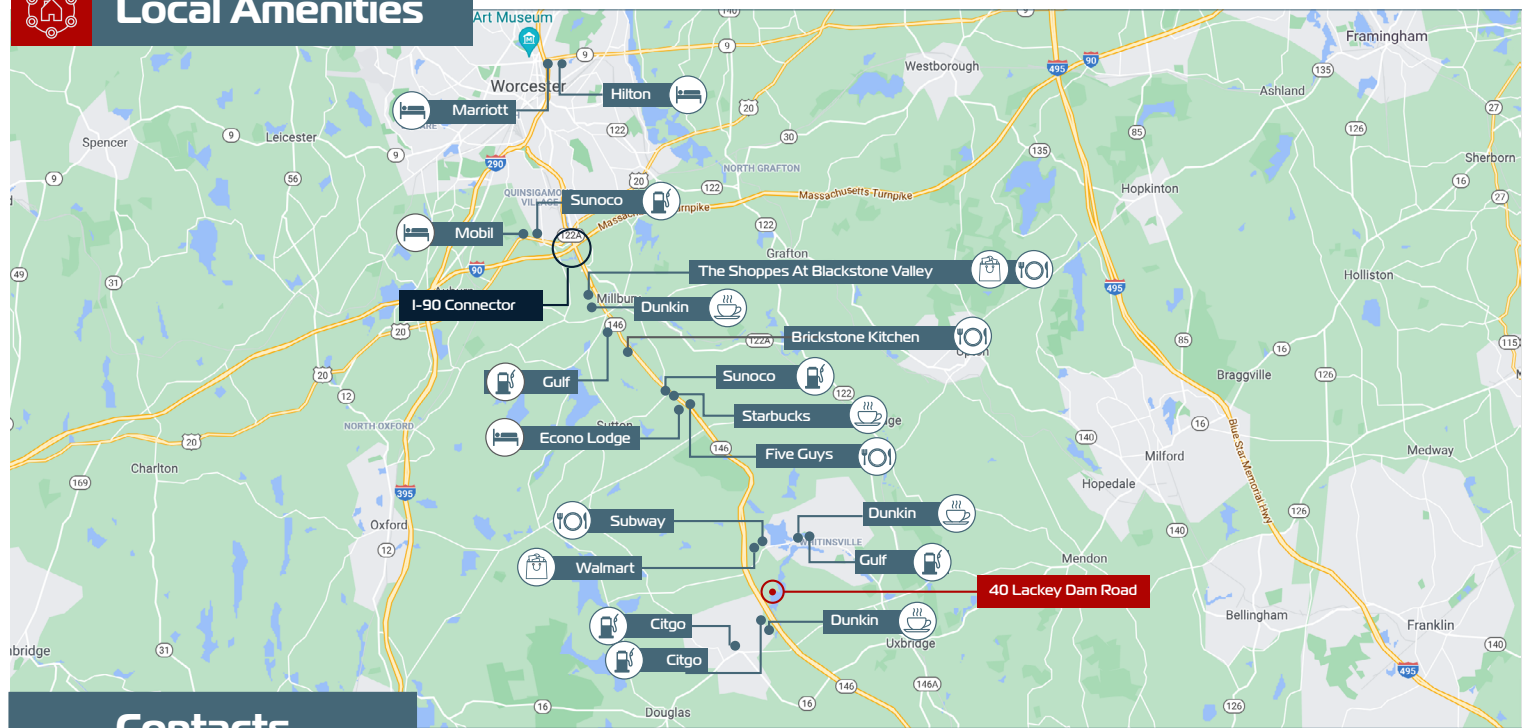
I-90/Mass Pike Exit 94

10 Min | 10 Miles

Demographics	20 Miles	30 Miles
Population	996,587	2,389,427
Total Employees	503,249	1,250,351
Median Household Income	\$79,713	\$80,354



Local Amenities



Contacts

Rachel Marks

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

Michael Ciummei

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

Joe Fabiano

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

Chelsea Andre

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

Dane Caracino

dane.caracino@jll.com
+1 617 640 0316



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