

23

CAPE ROAD

Mendon, Massachusetts

±75,000 - 205,577 SF

Brand New Construction
Class A Warehouse Opportunity

PCCP 
BLUEWATER
PROPERTY GROUP



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

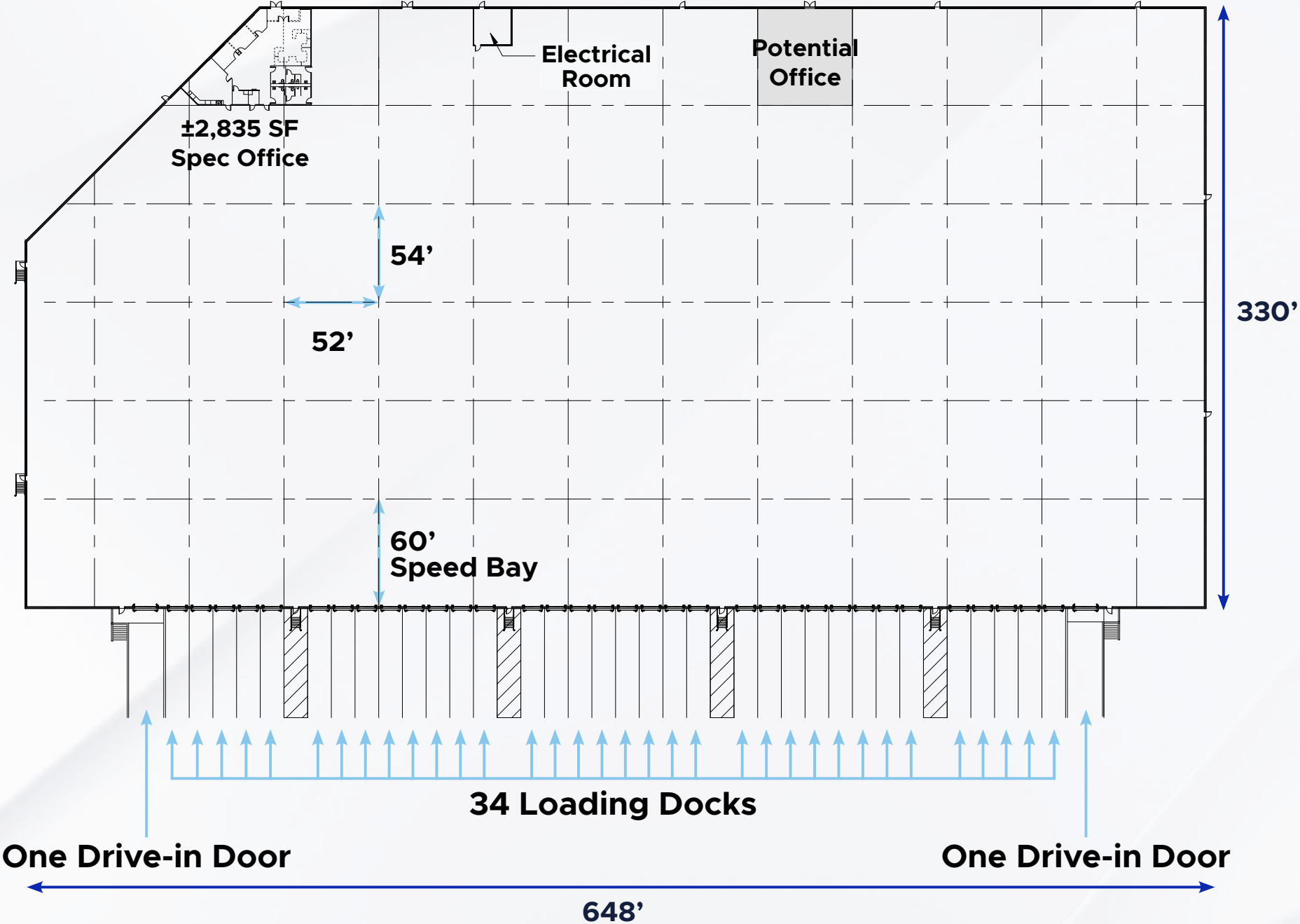


BUILDING SPECIFICATIONS

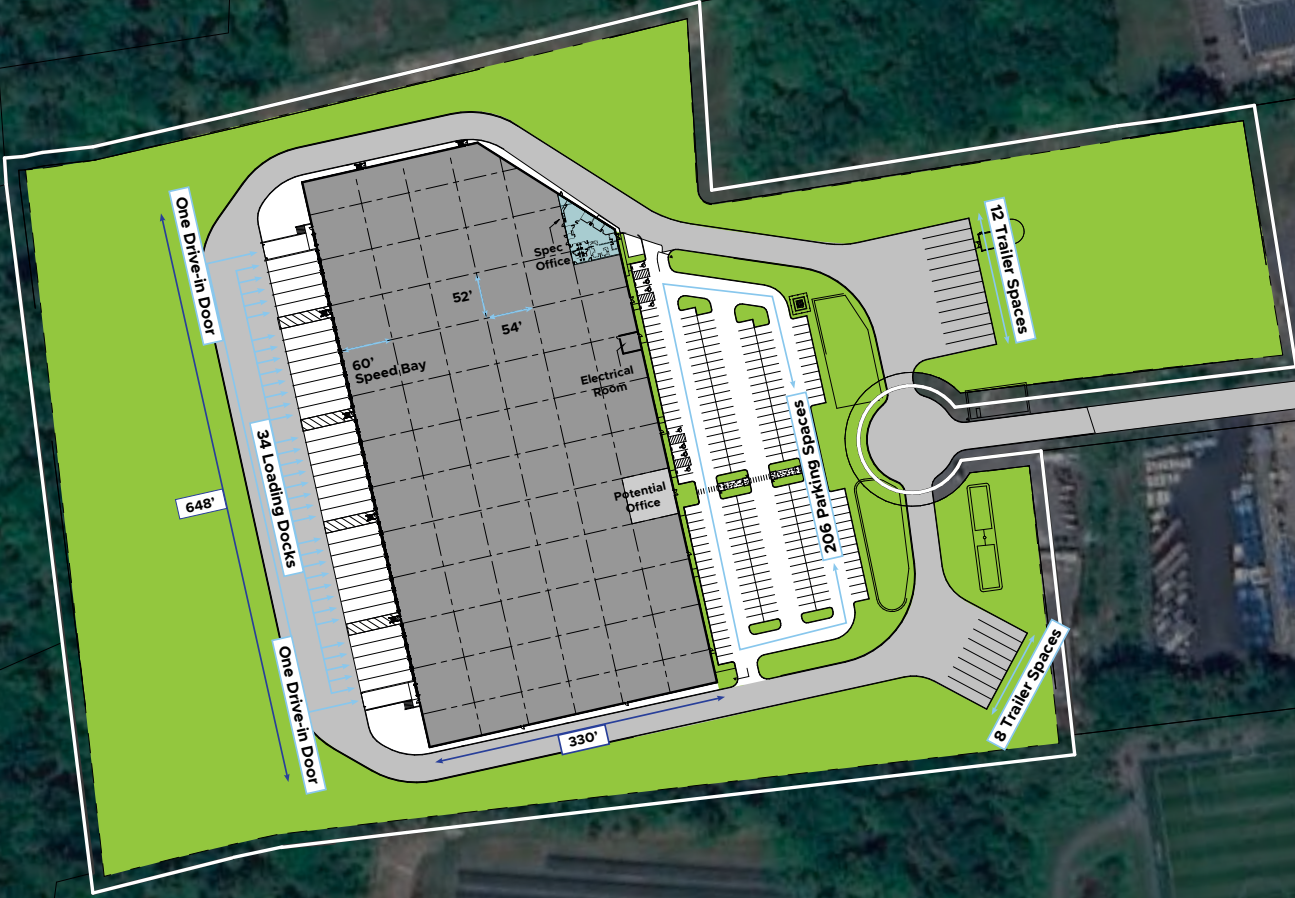
Building Size	±205,577 SF
Speculative Office	±2,835 SF (included in shell delivery)
Building Dimensions	330'D x 648'W
Land Area	±21.3 acres
Clear Height	32'
Column Spacing	54' x 52' (typical) with 60' speed bay
Loading	34 Dock-High Doors (9' W x 10' H) with lights, seals, bumpers & 40,000 LB mechanical 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 Water: Onsite well Sewer: Onsite septic



FLOOR PLAN | ±205,577 SF



SITE PLAN



Cape Road

Bates St

AERIAL

23
CAPE ROAD
Mendon, Massachusetts

Stallbrook Marketplace



EXIT 46

126

Maple St

Hartford Ave

Cape Rd

140

Mendon St

126

Mechanic St

S Maple St

Pond St

Crossroads Shopping Center



Amenities within 5 miles

173
Restaurants

306
Retail locations

23
Fitness/health centers

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

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CONTACTS

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