

275

BODWELL ST
AVON, MA



+/- 50,000 TO 210,000 SF INDUSTRIAL SPACE AVAILABLE

NEWMARK

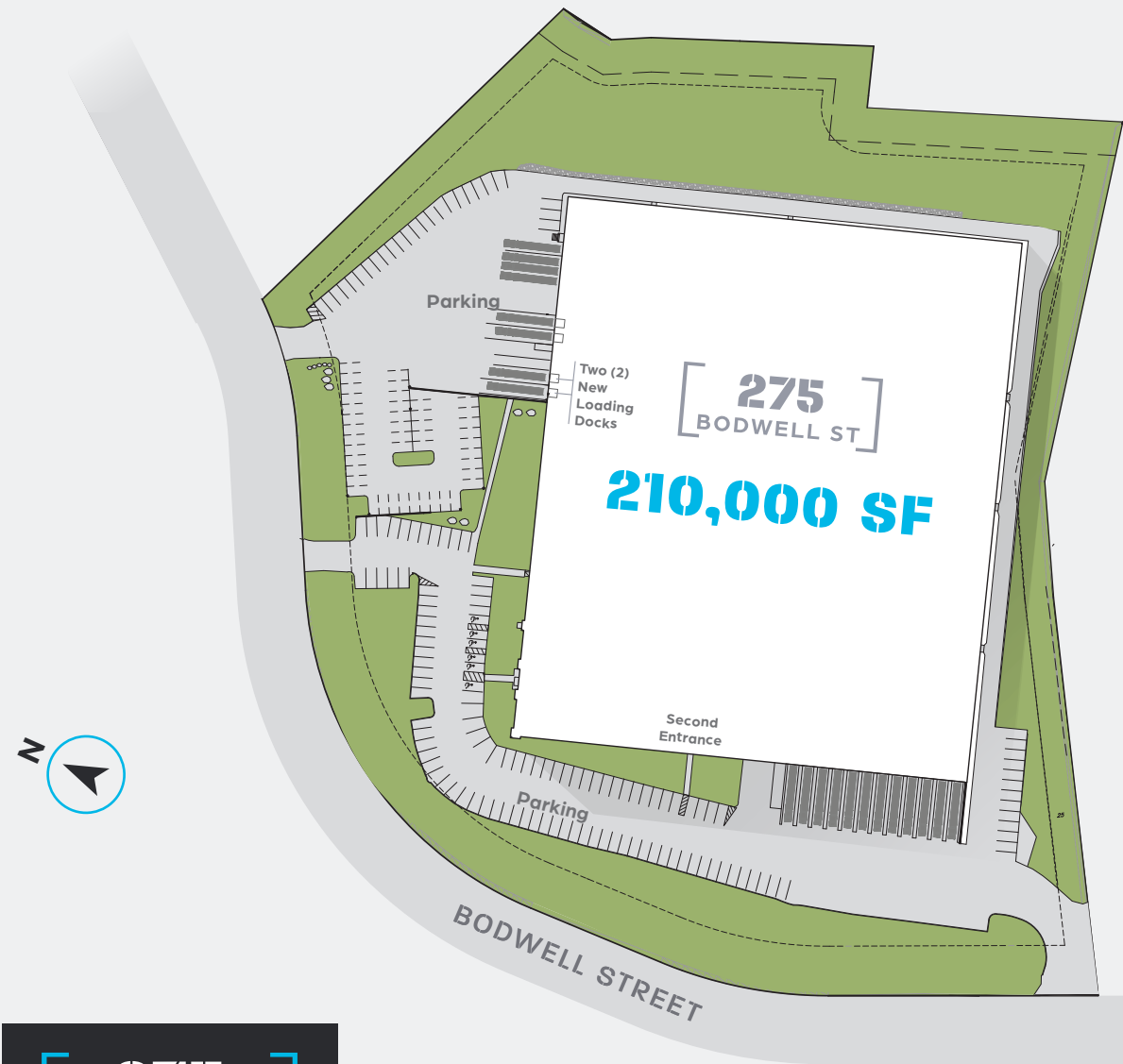
Camber
DEVELOPMENT

WHELOCK
STREET CAPITAL

[SITE PLAN]

BUILDING OVERVIEW

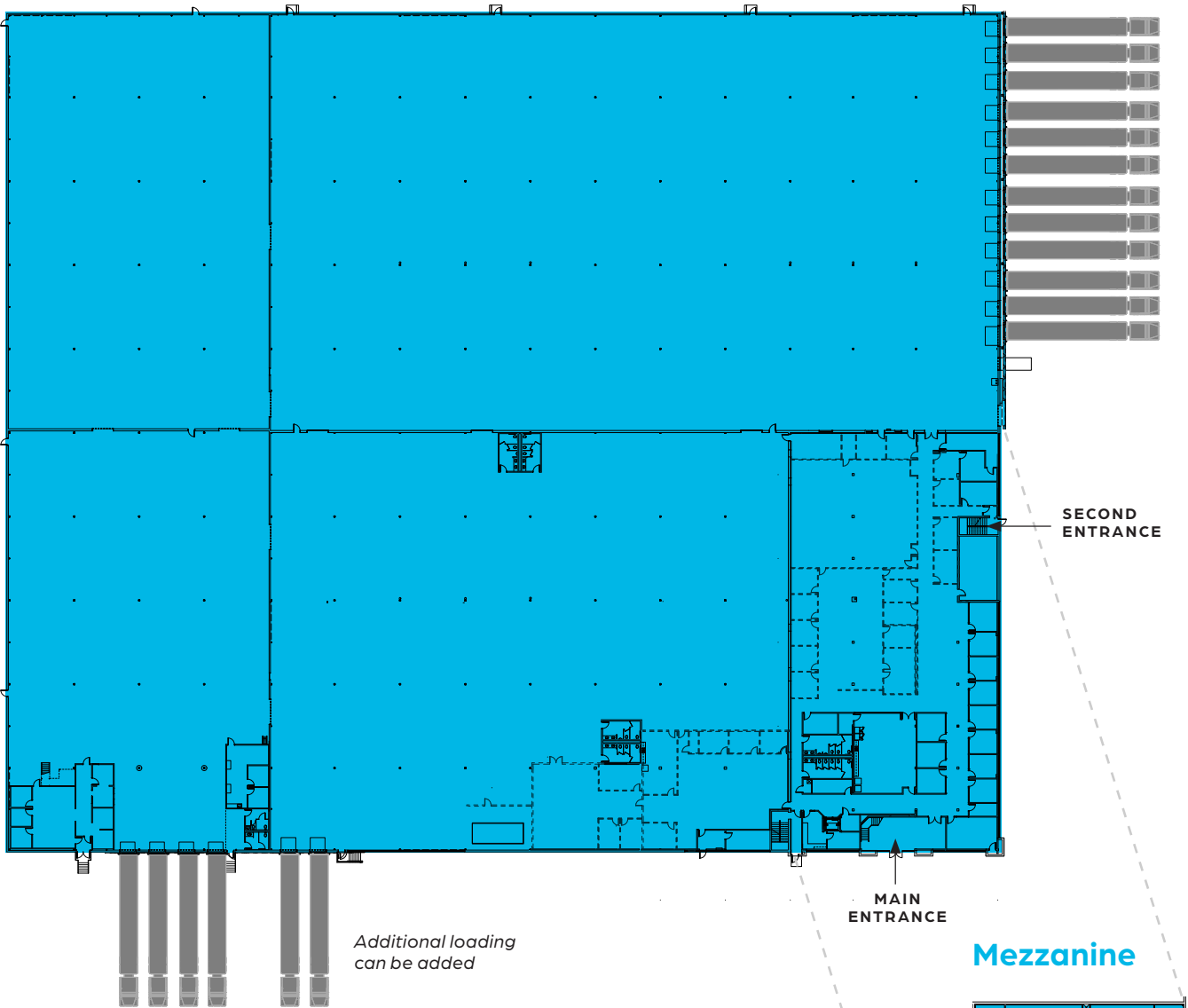
BUILDING SIZE	210,000 SF	CONSTRUCTION	Masonry
AVAILABLE	+/-50,000-210,000 SF	SPRINKLER	Wet sprinkler system throughout (partial ESFR)
YEAR BUILT	1984	ROOF AGE	2019
LAND AREA	11.42 acres	POWER	2,000 amp. 277 / 480V 3-phase service
CEILING HEIGHT	1 st Floor: 25'; 12' on 18,000 SF 2 nd Floor: 12' on 20,000 SF	UTILITIES	GAS: Columbia Gas ELECTRIC: National Grid WATER / SEPTIC: Town of Avon / Private Septic
COLUMN SPACING	40'x40'	LOCATION	Located in Avon Industrial Park approximately 3.5 miles from Route 128 and I-93 on Route 24
PARKING	188 surface spaces		
LOADING	18 docks; 1 drive-in (additional loading can be added)		
AIR CONDITIONING	Office		



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[EXISTING CONDITIONS PLAN]

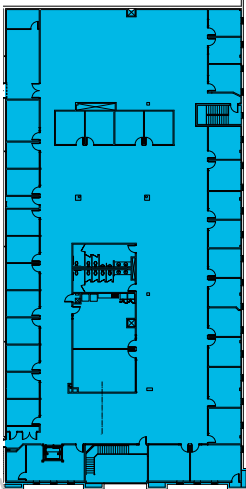
First Floor



KEY

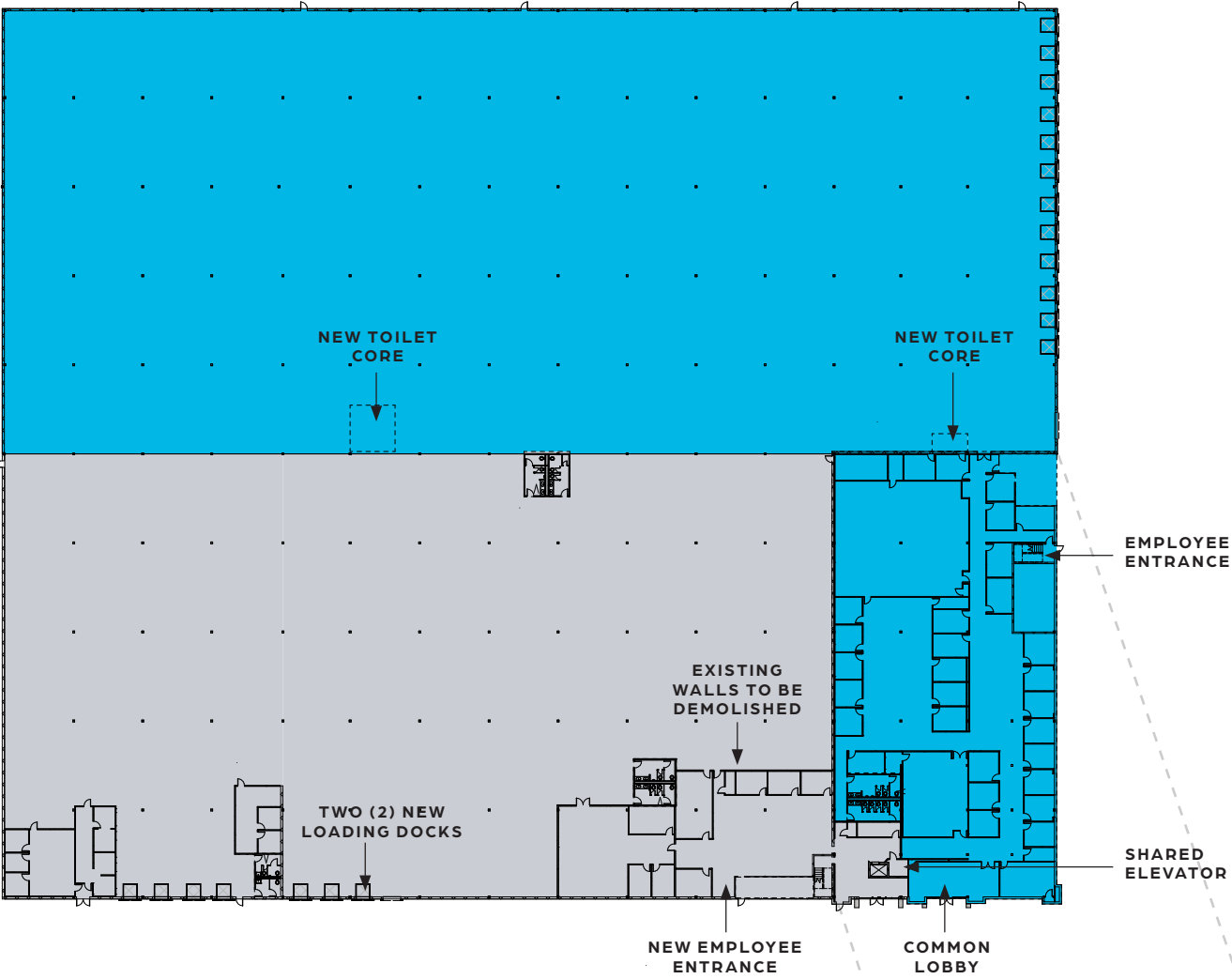
Tenant 1 | ±210,000 SF

Mezzanine

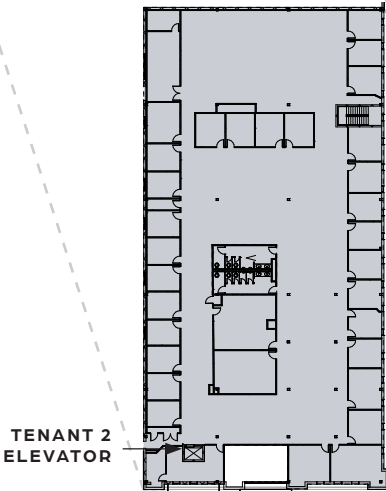


[PROPOSED TWO TENANT PLAN]

First Floor



Mezzanine

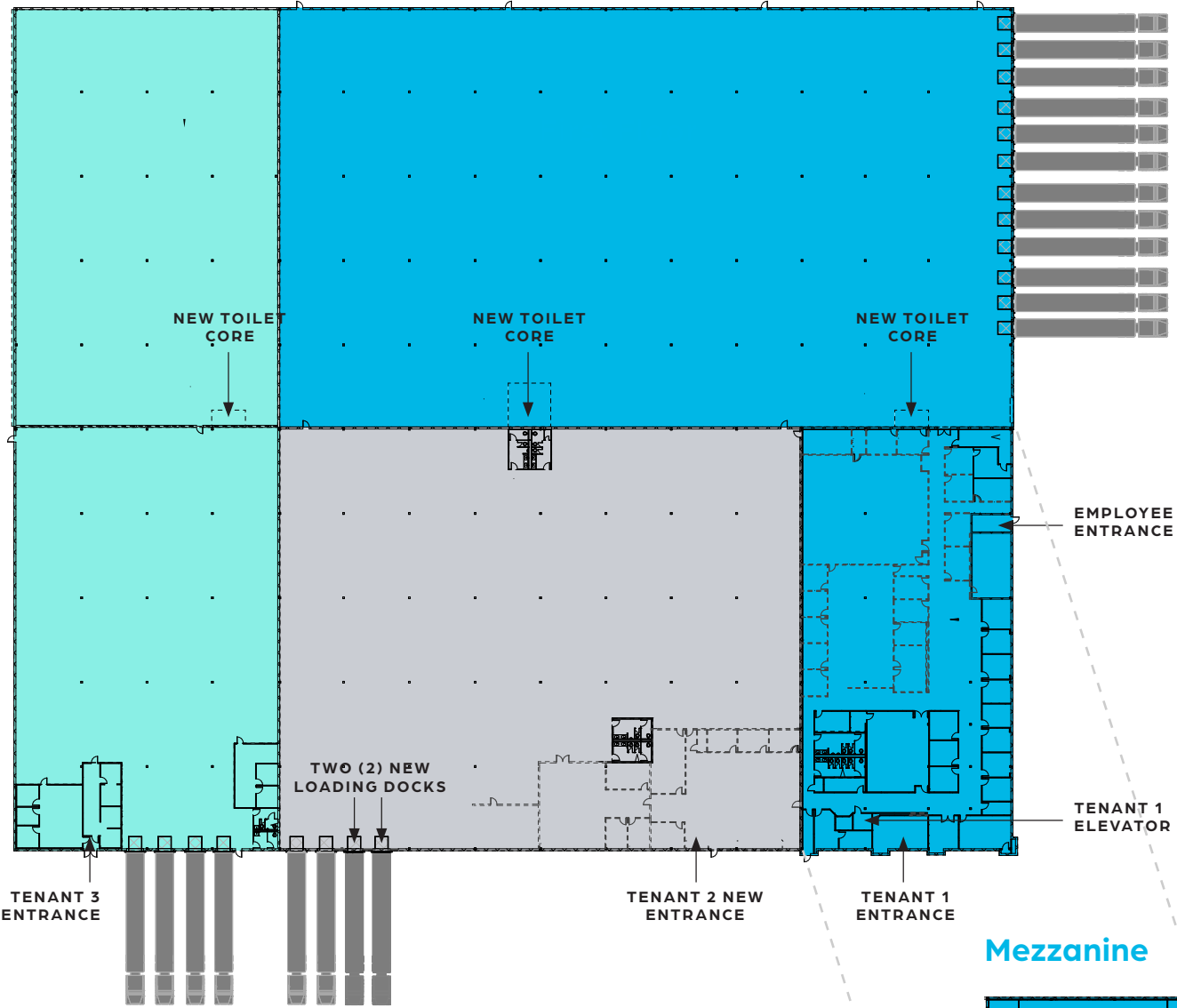


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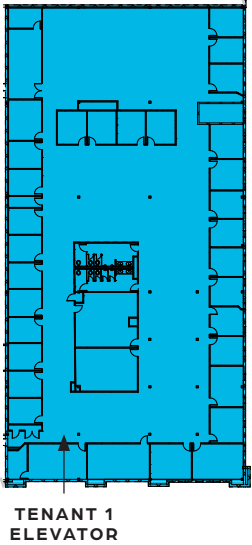
- Tenant 1** | ±113,000 SF
First Floor: ±113,000 SF
- Tenant 2** | ±97,000 SF
First Floor: ±77,000 SF
Mezzanine: ±20,000 SF

[PROPOSED THREE TENANT PLAN]

First Floor



Mezzanine



KEY

- Tenant 1** | ±110,000 SF
First Floor: ±90,000 SF
Mezzanine: ±20,000 SF
- Tenant 2** | ±50,000 SF
- Tenant 3** | ±50,000 SF

[THE NEIGHBORHOOD]

[ACCESS]



8 MIN
TO HOLBROOK /
RANDOLPH
COMMUTER RAIL



35 MIN
TO LOGAN
AIRPORT



5 MIN
TO ROUTE 24

10 MIN
TO I-93

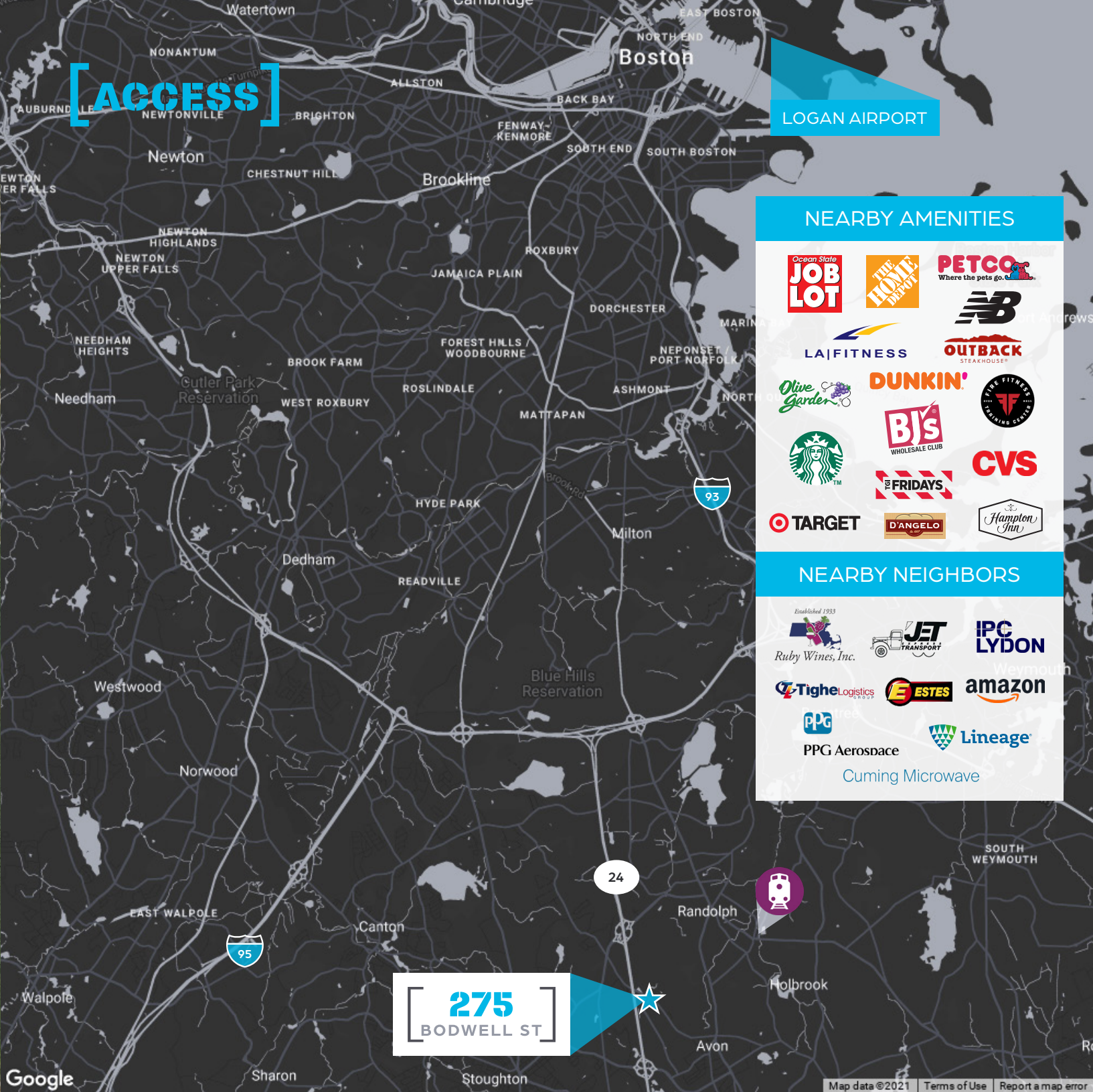
16 MIN
TO I-495

17 MIN
TO I-95/128



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[ACCESS]

LOGAN AIRPORT

NEARBY AMENITIES











NEARBY NEIGHBORS







Cuming Microwave

FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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