

80 SHAWMUT ROAD

CANTON, MA

RECENTLY
RENOVATED

Image has been digitally altered

41,187 SF STANDALONE INDUSTRIAL/WAREHOUSE OPPORTUNITY

Property Description

CBRE's Industrial Team is pleased to present a rare opportunity to lease a standalone building at 80 Shawmut Road in Canton, Massachusetts. The building will be delivered in shell condition and features five loading docks, 20' clear height and ample parking. Ownership has completed base building work consisting of new dock packages, new mechanical systems, brand new roof and white boxing of the interior space. Located within Shawmut Industrial Park, this single tenant building is situated just 0.5 miles from Interstate 95 and 2 miles from Interstate 93. Corporate neighbors include Boston Scientific, DXL Group, Amazon, Sonepar Distribution, The TJX Companies, Home Depot, DS Graphics, and United Postal Service.

PROPERTY SPECIFICATIONS

Total Building	Warehouse: 41,187 SF Office: Built To Suit
Year Built	1971
Acreage	±4.58 Acres
Clear Height	20'
Loading	Five (5) Tailboard Loading Docks One (1) Drive-in Door
Parking	±1.60/1,000 SF (66 Spaces)
Truck Court Depth	90'
Column Spacing	35' x 35'
Power	2,000 amps, 277/480V, 3-ph, 4W
Sprinkler System	ESFR Sprinkler System
HVAC	Gas Fired Heaters
Construction	Concrete
Utilities	
Gas	Eversource Energy
Electric	Eversource Energy
Water	Town of Canton

Site Plan



RENOVATIONS COMPLETED:



**New
Roof**



**New LED
Lighting**



**New
Mechanicals**

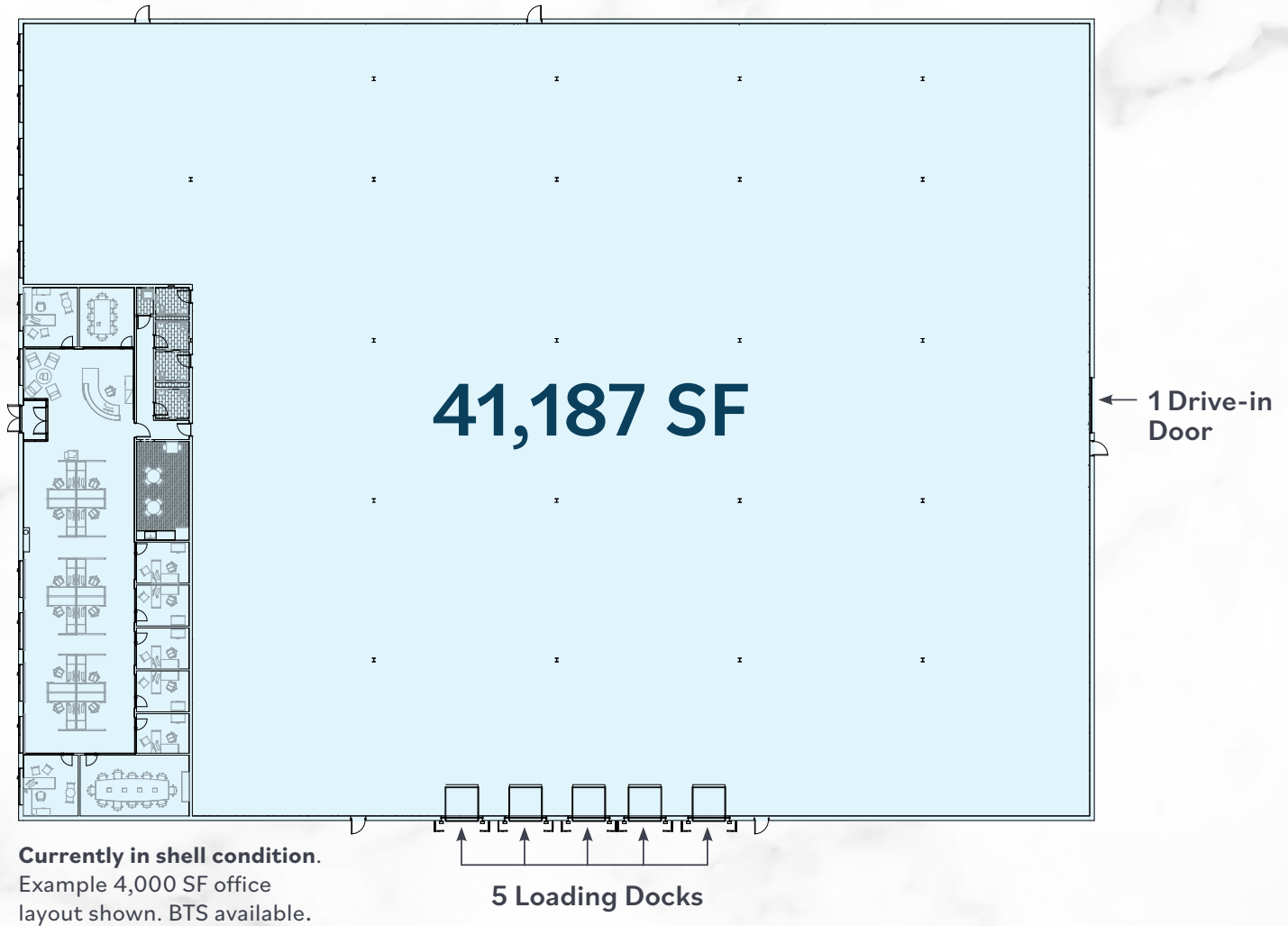


**New Dock
Packages**



**White Box
Delivery**

Floor Plan



Potential ~4,000 SF Office Buildout & Renderings



LEGACY PLACE



ALLMODERN

ANTHROPOLOGIE

CAFFÈ NERO CAVA J.CREW

PELOTON @pure barre®

sweetgreen VUORI

WARBY PARKER

west elm Liberty & MAIN
A CLASSIC AMERICAN BISTRO

WILLIAMS SONOMA



Residence INN
BY MARRIOTT

EXIT 29B

EXIT 29A

T

1

UNIVERSITY STATION

Wegmans LIFE TIME target

NORDSTROM RACK HOMESENSE

PETSMART Marshalls

HomeGoods® ULTA BEAUTY Panera BREAD®

CHIPOTLE
MEXICAN GRILL



1

Sidewalks for pedestrian
shoulders for bicyclists h
added along Dedham Str

New traffic signals have b
installed along Dedham Str

NORWOOD

MILTON



AMTRAK®



COURTYARD®
BY MARRIOTT

EXIT 2B

EXIT 1A



CANTON



Brand new off ramp from I-95 northbound to Dedham Street was recently completed. Additionally, Dedham Street has been widened from two to four lanes and the Dedham Street bridge has been widened from two to five lanes.

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CONTACT US

ROB BYRNE

Executive Vice President
+1 617 827 7486
robert.byrne@cbre.com

CHRIS MULLEN

Senior Vice President
+1 781 801 4432
chris.mullen2@cbre.com

KENDALL LYNCH

Vice President
+1 781 812 6435
kendall.lynnch@cbre.com

JULIANA FIORE

Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

CAROLINE MUNN

Senior Associate
+1 516 851 6261
caroline.munn@cbre.com

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