



STOUGHTON LOGISTICS PARK

Brookfield
Properties

25 Maple Street, Stoughton, MA 02072

±75,000 - 412,050 Sq. Ft.
AVAILABLE

www.stoughtonlogisticspark.com



**BUILDINGS 2 & 3 OFFICIALLY
UNDER CONSTRUCTION**

A Superior Location

Centered in the heart of the core Route 128 submarket, CBRE is pleased to present a unique opportunity at Stoughton Logistics Park, a new master planned industrial park. The park can accommodate high-bay warehouse, flex, and R&D uses within three proposed buildings totaling $\pm 880,085$ sq. ft.



**$\pm 75,000$ -
412,050 Sq. Ft.**

DIVISIBLE



Q3 2025
DELIVERY



± 67
TOTAL ACRES



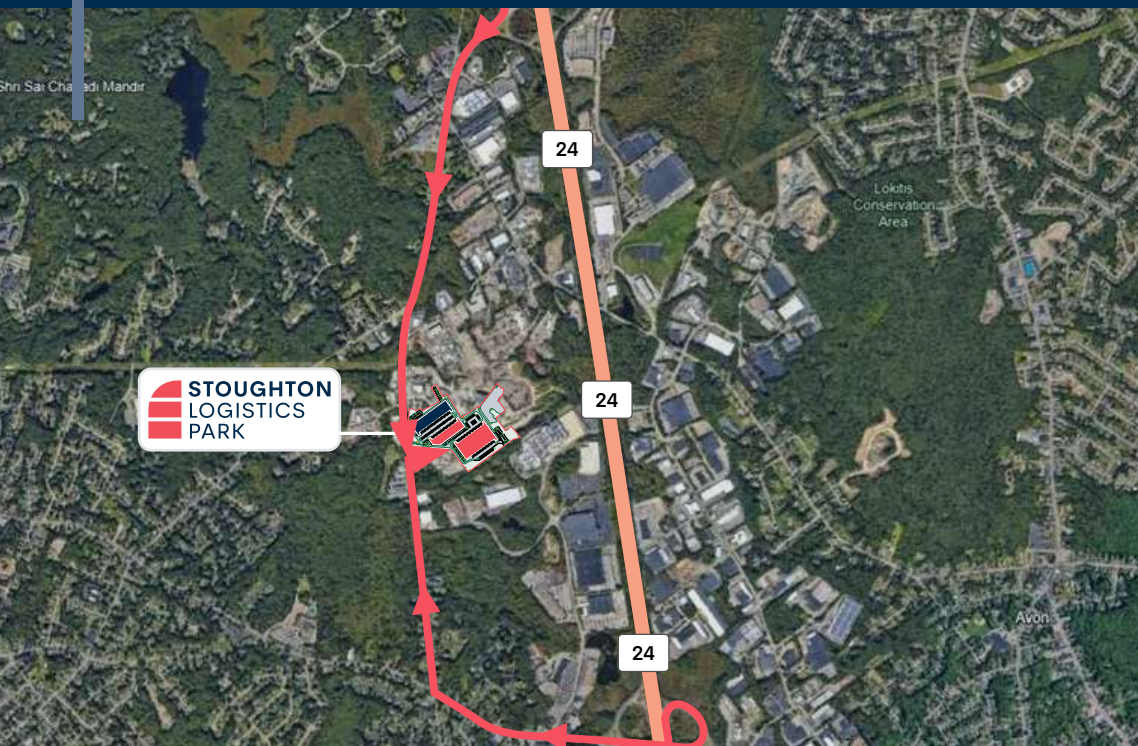
Three
INDUSTRIAL BUILDINGS



36' - 42'
CLEAR HEIGHT



ESFR
FIRE SPRINKLERS



**± 6.9 Acres of Excess Parking &
Outdoor Storage**

Ability to Subdivide

Trailer Parking & Outdoor Storage

19 Miles to Boston

Prime Location for Final Mile Delivery

Less than 5 Miles from I-93

Site Plan



Building 1

BUILDING SPECIFICATIONS

- **Total Building:** ±100,000 - 274,827 sq. ft.
- **Loading Docks:** 51 loading docks; 2 drive-in doors
- **Auto Parking:** 178 spaces (±0.65/1,000 SF)
- **Power:** 3,000 Amps
- **Clear Height:** 36'
- **Column Spacing:** 50' x 56'; 60' speed bay
- **Building Dimensions:** 260' x 1030'
- **Trailer Parking:** 43 spaces



±261,577 sq. ft.

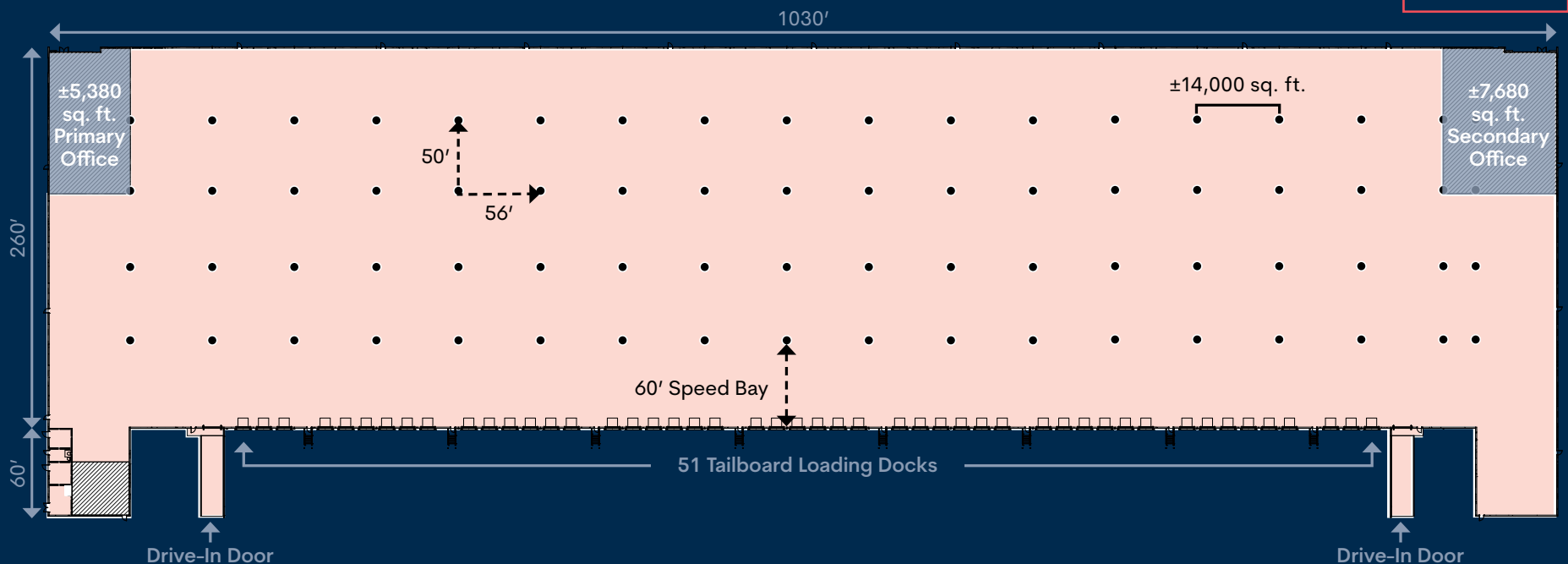
WAREHOUSE



±13,060 sq. ft.

OFFICE

FLOOR PLAN | ±100,000 - 274,827 TOTAL SQ. FT.



Building 2

BUILDING SPECIFICATIONS

- **Total Building:** ±75,000 -193,208 sq. ft.
- **Loading Docks:** 43 loading docks; 2 drive-in doors
- **Auto Parking:** 156 spaces (±0.81/1,000 SF)
- **Power:** 2,500 Amps
- **Clear Height:** 36'
- **Column Spacing:** 53'4" x 56'; 60' speed bay
- **Building Dimensions:** 220' x 879'5"
- **Trailer Parking:** 33 spaces



±183,290 sq. ft.

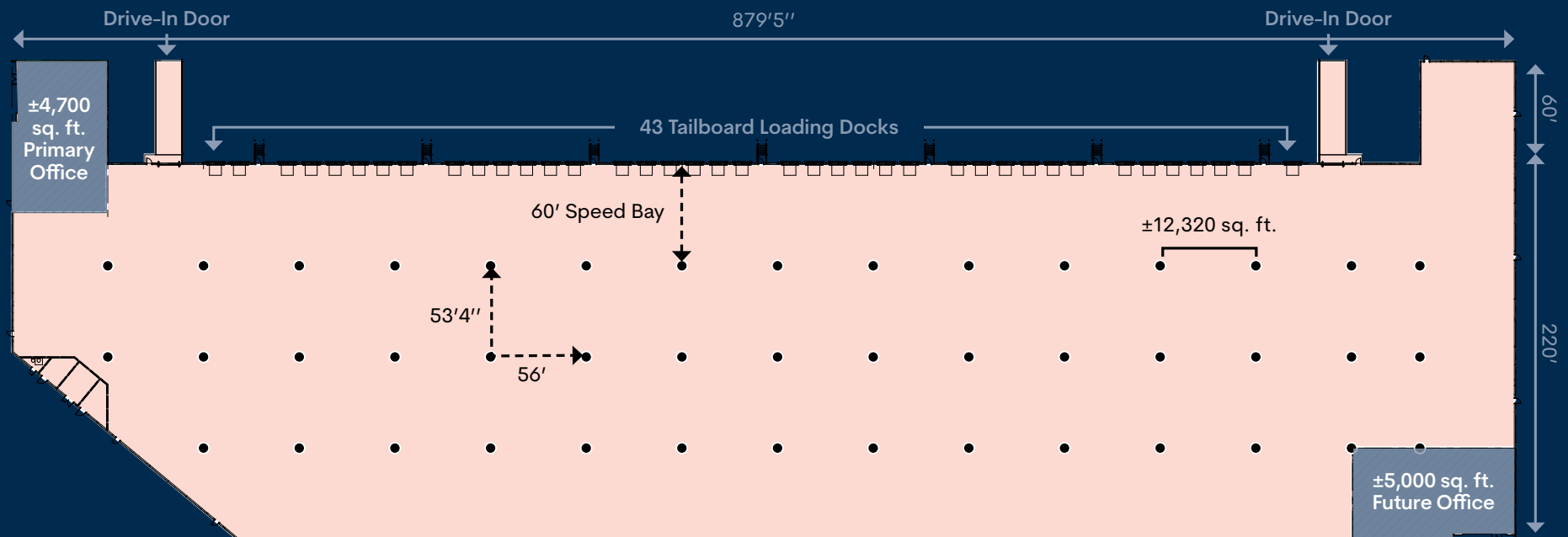
WAREHOUSE



±9,700 sq. ft.

OFFICE

FLOOR PLAN | ±75,000 - 193,208 TOTAL SQ. FT.



Building 3

BUILDING SPECIFICATIONS

- **Total Building:** ±200,000 - 412,050 sq. ft.
- **Loading Docks:** 77 loading docks; 4 drive-in doors
- **Auto Parking:** 238 spaces (±0.58/1,000 SF)
- **Power:** 4,000 Amps
- **Clear Height:** 42'
- **Column Spacing:** 54'6" x 56'; 60' speed bay
- **Building Dimensions:** 447' x 899'
- **Trailer Parking:** 90 spaces
- **Box Truck Parking:** 9 spaces



±391,530 sq. ft.

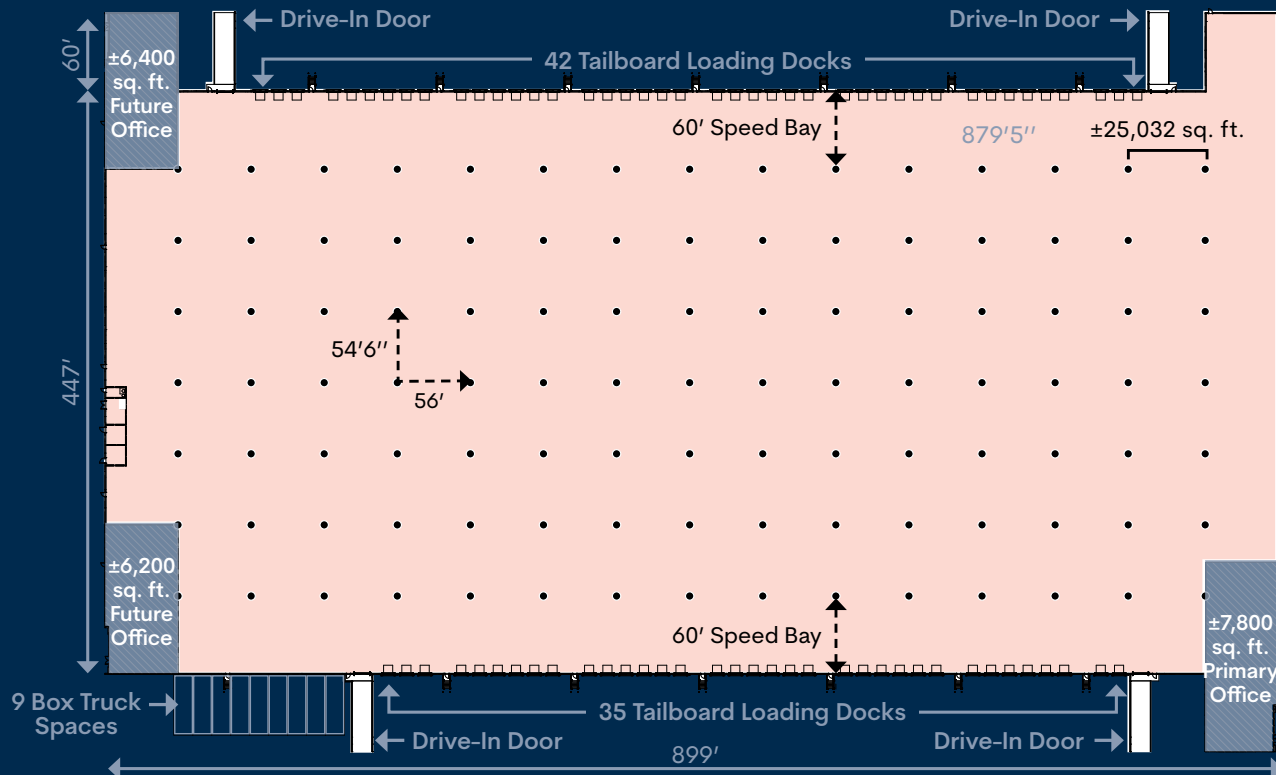
WAREHOUSE



±20,400 sq. ft.

OFFICE

FLOOR PLAN | ± 200,000 - 412,050 TOTAL SQ. FT.



Seeking LEED Certification

We are seeking LEED certification for Stoughton Logistics Park. By integrating sustainable practices like energy efficient designs, sustainable materials and responsible water management, these warehouses will reduce their carbon footprint while maximizing resource efficiency. Stoughton Logistics Park will boast the following LEED and sustainable features:



Anticipating LEEDv4.1 SILVER BD+C:
Core and Shell Certification



Design will save millions of gallons of water through efficient landscape design and native plantings as well as interior water efficient plumbing fixtures.



Tenants may see a 50% energy use reduction, or more as compared to similar non-LEED warehouses, resulting in lower electric bills.



Warehouse will have 100% LED lighting, resulting in lower electric bills (typically 50-80% decrease in bills compared to fluorescent bulbs). The LED lighting also results in a cost saving of bulbs, waste and are overall safer than the traditional bulbs.



The warehouse's will contain white roofs which will reflect the sun's heat, keeping the warehouse cooler and decreasing energy demands. Again, resulting in an energy bill cost savings for the tenant.

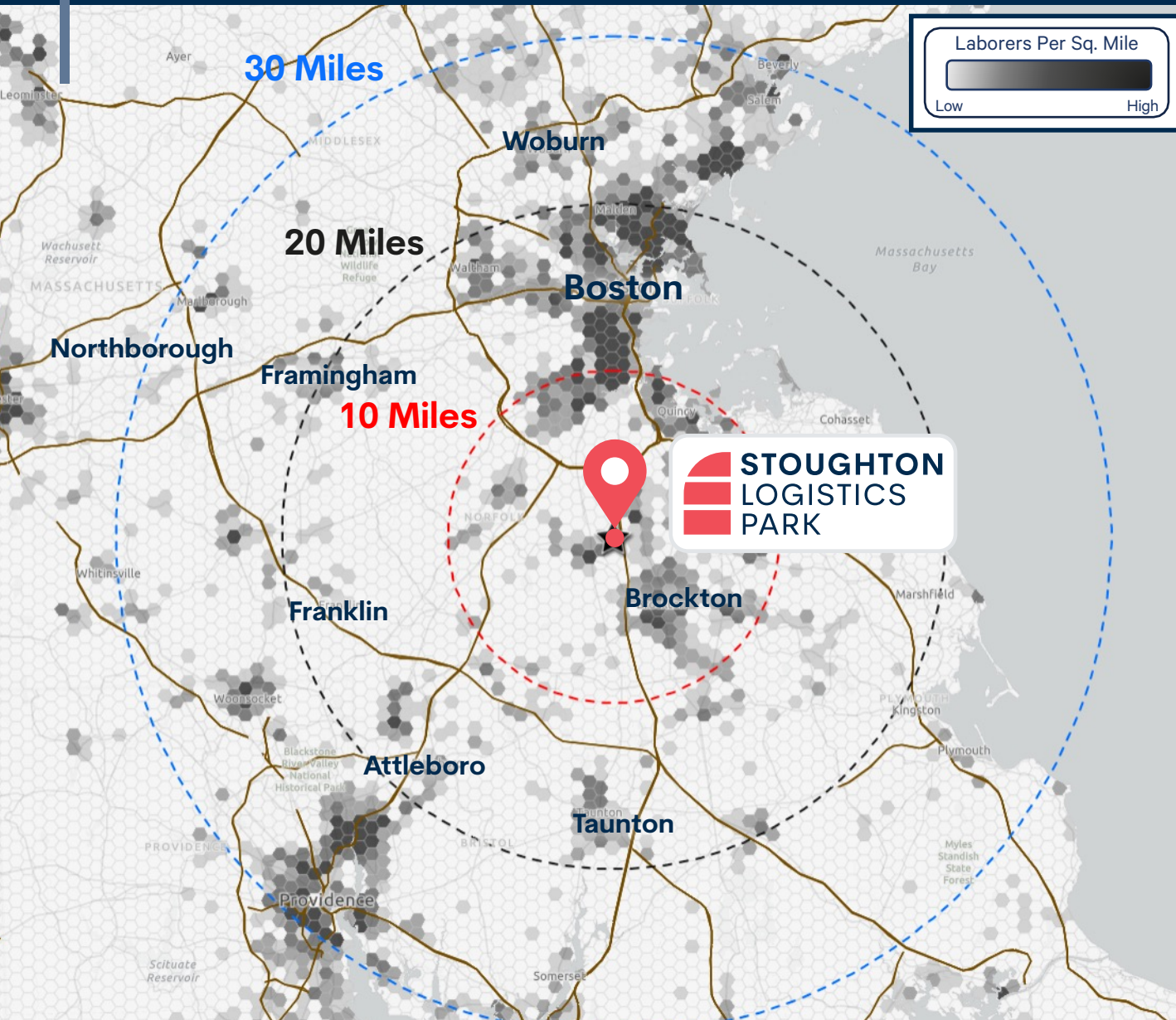


Electric vehicle chargers to be installed for employees; and 20 Amp electrical connections will be installed at 50% of the dock doors to reduce truck idling, improving air quality.



Advanced metering as part of the buildings design will be installed to analyze electrical, gas and water usage for further efficiency improvements and cost savings.

Labor & Population



10 MILES

- Total Population: 755,200
- Transportation/Warehouse Workers: 18,982
- Population Ages 16+ Total Labor Force: 429,082


20 MILES

- Total Population: 2,810,168
- Transportation/Warehouse Workers: 54,512
- Population Ages 16+ Total Labor Force: 1,629,942

30 MILES

- Total Population: 4,546,485
- Transportation/Warehouse Workers: 90,583
- Population Ages 16+ Total Labor Force: 2,580,371

 **STOUGHTON
LOGISTICS
PARK**

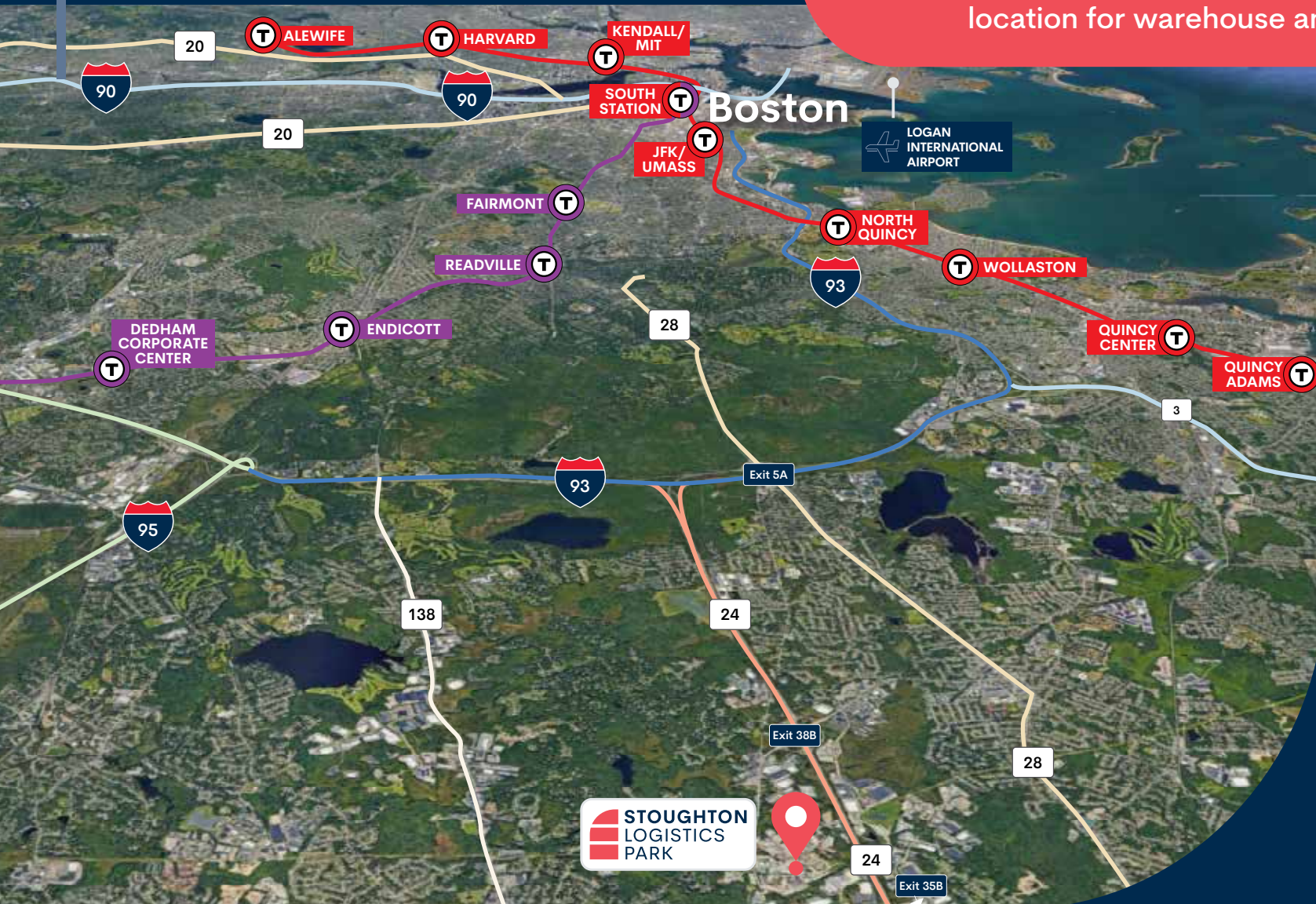
 **Brookfield
Properties**

Corporate Neighbors



Access & Amenities

Located less than 5 miles from I-93 with premier access to a major highway network, making it the optimal location for warehouse and distribution users.



I-93
4.5 MILES

I-95
5.0 MILES

3
17.1 MILES

Boston
19.0 MILES

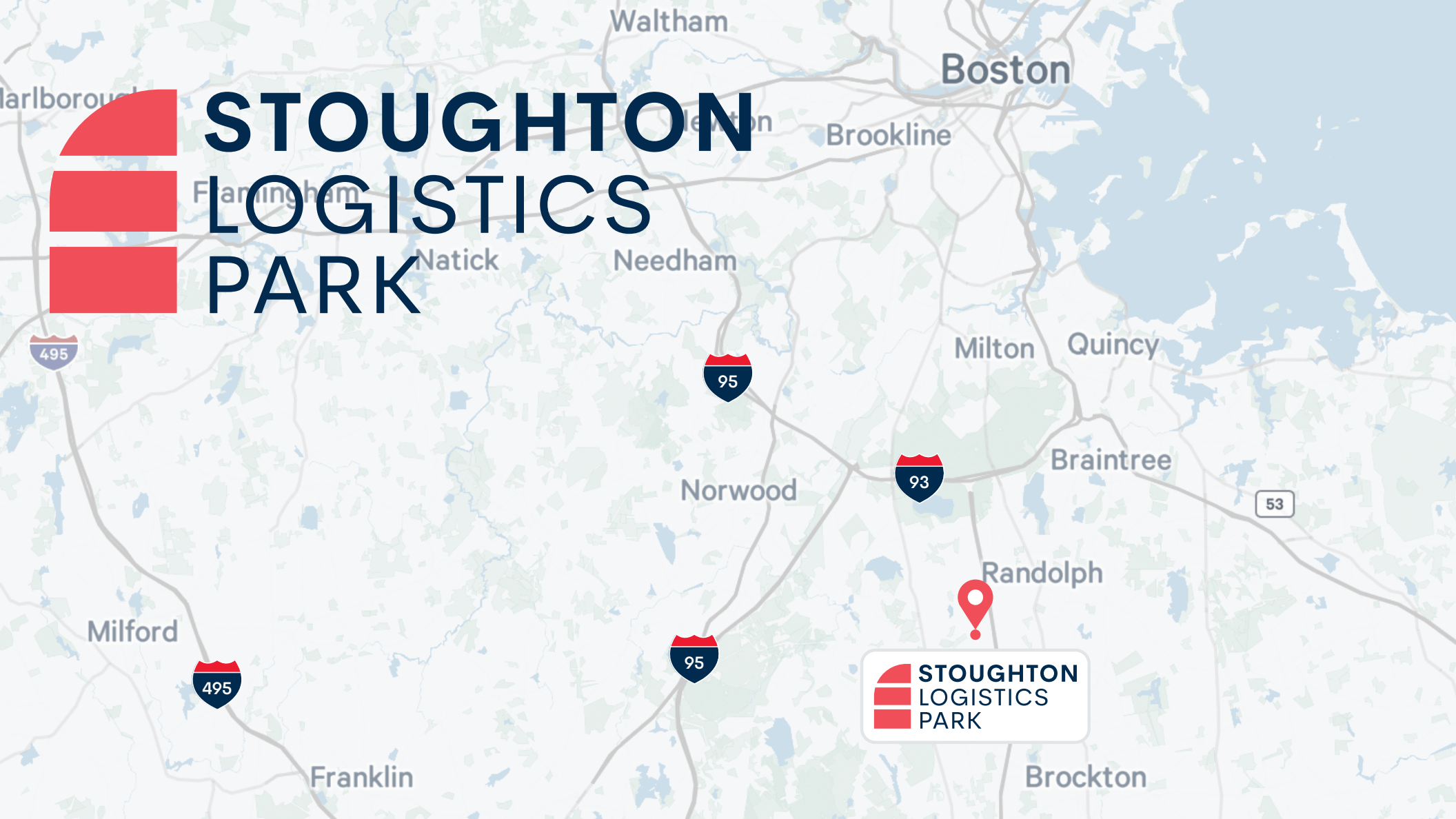
I-495
20.8 MILES

**LOGAN
INTERNATIONAL
AIRPORT**
22.7 MILES

I-90
25.3 MILES

I-290
38.5 MILES

Notes



Contacts

Rob Byrne
D 617.827.7486
robert.byrne@cbre.com
Lic. 9072798

Steve Clancy
D 617.912.7055
steve.clancy@cbre.com
Lic. 9026051

Danielle Frisch
D 781.964.0575
danielle.frisch@cbre.com
Lic. 9567100

Kendall Lynch
D 781.812.6435
kendall.lynch@cbre.com
Lic. 9562181

Chris Mullen
D 781.801.4432
chris.mullen2@cbre.com
Lic. 1727273

Brookfield Properties

Kyle McGrady
D 551.265.8312
kyle.mcgrady@brookfieldproperties.com

Ivan Bushka
D 551.244.0104
Ivan.bushka@brookfieldproperties.com