



THE CUBES

LOGISTICS CENTER

27 CROSS STREET | PLAINVILLE, MA

WAREHOUSE
CROSS-DOCK
FACILITY

READY FOR OCCUPANCY

±662,500 SF AVAILABLE
CLASS A DISTRIBUTION FACILITY

CBRE

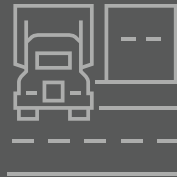
CRG | THE ART
& SCIENCE
OF BUILDING

Property Specifications

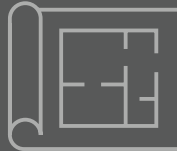
Building Size:	±662,500 SF
Total Availability:	±150,000 - 662,500 SF Office: ±6,200 SF
Site:	±44.37 acres
Clear Height:	36'
Loading:	126 dock doors (9' x 10') 4 drive-in doors (14' x 16') 62 dock positions equipped with 45,000 lb mechanical levelers and seals
Column Spacing:	51'3" x 54' 60' speed bay
Building Dimensions:	530' x 1250'
Year Built:	2023
Auto Parking:	338 auto spaces (±0.51/1,000 SF)
Trailer Parking:	145 trailer spaces
Truck Court:	185' from dock to curb, with 60' wide apron
Power:	4,000 amps, 277/480 volt, 3-phase
Lighting:	LED energy efficient lights to provide 5 foot candles at 36" above finished floor
HVAC:	Gas fired space heaters, capacity for 50°F interior at 0°F exterior
Construction:	Insulated precast concrete
Floor:	7" thick, 4,000 PSI concrete floor load designed to average 500 lbs/SF
Roof:	45 mil, mechanically fastened TPO with 22 gauge steel decking and R-20 rigid insulation
Fire/Life Safety:	ESFR compliant with NFPA-13 utilizing K17/K22 heads
Utilites:	Water/Sewer: Town of Plainville Gas/Electric: National Grid



36' Clear Height



126 Loading Docks
(Cross-Docked)



Subdivisible



145 Trailer Spaces

Site Plan

±662,500 SF



Egress

HIGH STREET

Drive in Door

86 Trailer Spaces

67 Tailboard Loading Docks

185'

Drive in Door

60'

1250'

51'3"

54'

530'

Existing Office
±6,200 SF

60'

Future Office
±6,200 SF

59 Tailboard Loading Docks

Drive in Door

59 Trailer Spaces

185'

Drive in Door

CROSS STREET



Egress



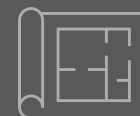
Two Means of Egress



36' Clear Height



126 Loading Docks
(Cross-Docked)



Subdivisible












145 Trailer Spaces



338 Auto Spaces

Accessibility & Location

DISTANCE TO:

-  **Adjacent** to Route 1A
-  **0.5 Miles** to Route 1
-  **1 Mile** to I-495
-  **5 Miles** to I-295
-  **5 Miles** to I-95
-  **15 Miles** to Route 24
-  **20 Miles** to I-90
-  **27 Miles** to I-290
-  **29 Miles** to Worcester



Corporate Neighbors & Amenities

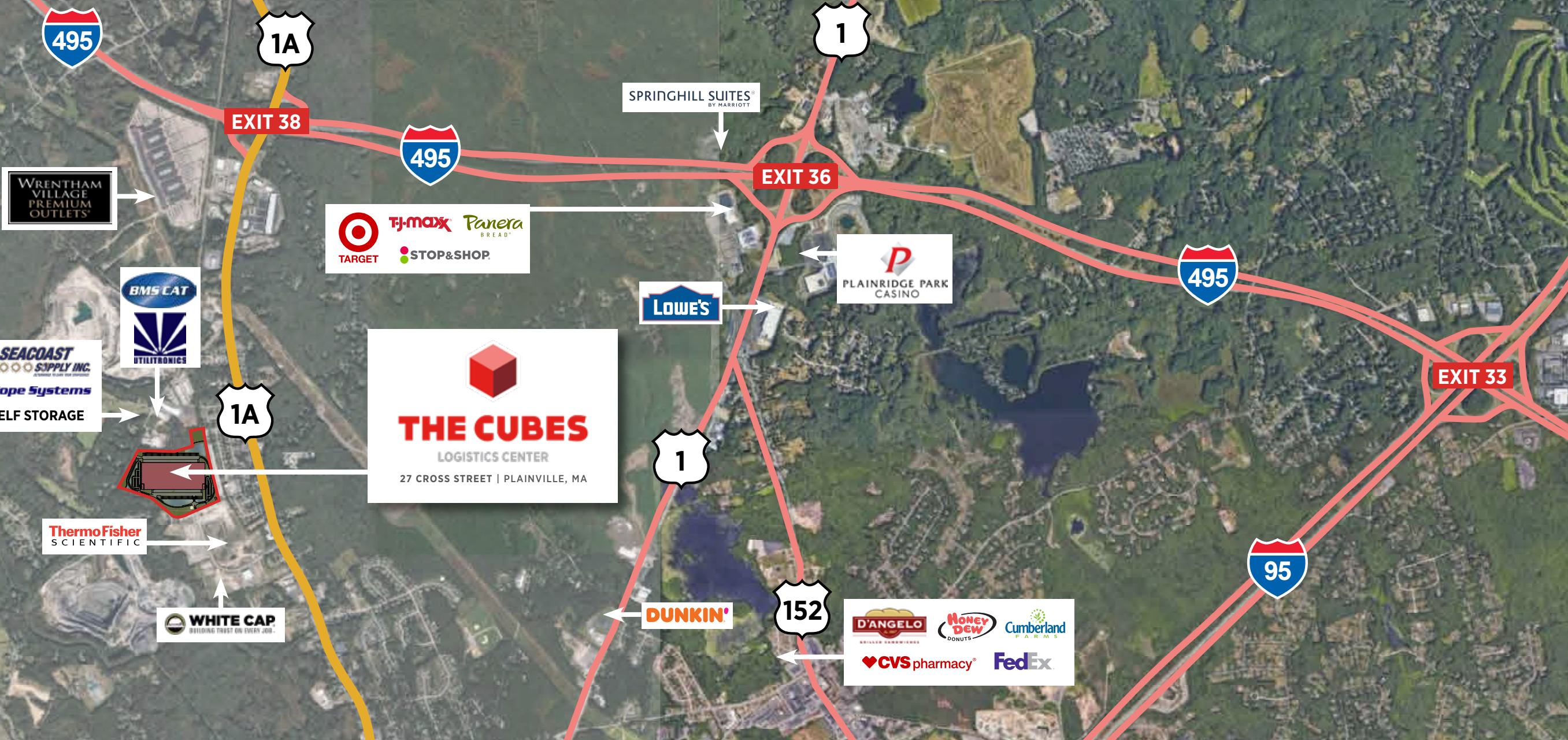
FORGE PARK



GROVE STREET/FINANCIAL PARK



FRANKLIN INDUSTRIAL PARK



Labor Demographics

27 Cross Street in Plainville, MA is well located in the Greater Boston area to support warehousing and distribution operations. The area surrounding the site offers moderate cost of housing/living that can support employees working in warehousing occupations.

The strategic location provides access to regional markets including access to 5.32M people within 60 minutes.

KEY STATS:

30 MINUTES:

935K

POPULATION WITHIN
30 MINUTES

47%

OF ADULT POPULATION IN THE
TARGET EDUCATION LEVELS*

\$53K

2023 PER CAPITA INCOME
(12% LOWER THAN BOSTON MSA)

67K

POPULATION EMPLOYED IN
THE TARGET INDUSTRIES**

60 MINUTES:

5.32M

POPULATION WITHIN
30 MINUTES

43%

OF ADULT POPULATION IN THE
TARGET EDUCATION LEVELS*

\$55K

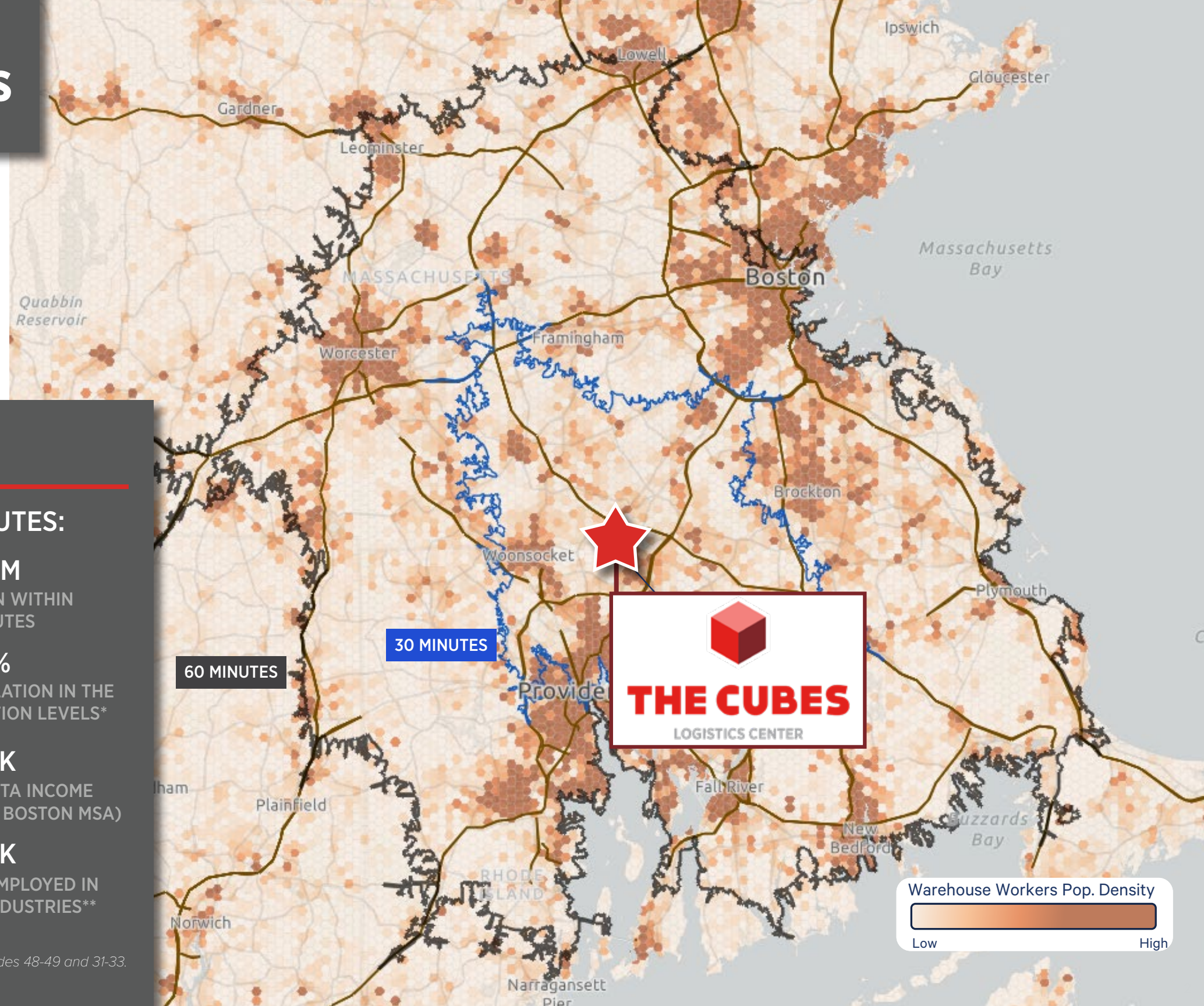
2023 PER CAPITA INCOME
(7% LOWER THAN BOSTON MSA)

356K

POPULATION EMPLOYED IN
THE TARGET INDUSTRIES**

*HS Diploma, GED or Equivalent, Some College, Associate's Degree

**Transportation/Warehousing and Manufacturing industries include NAICS Codes 48-49 and 31-33.

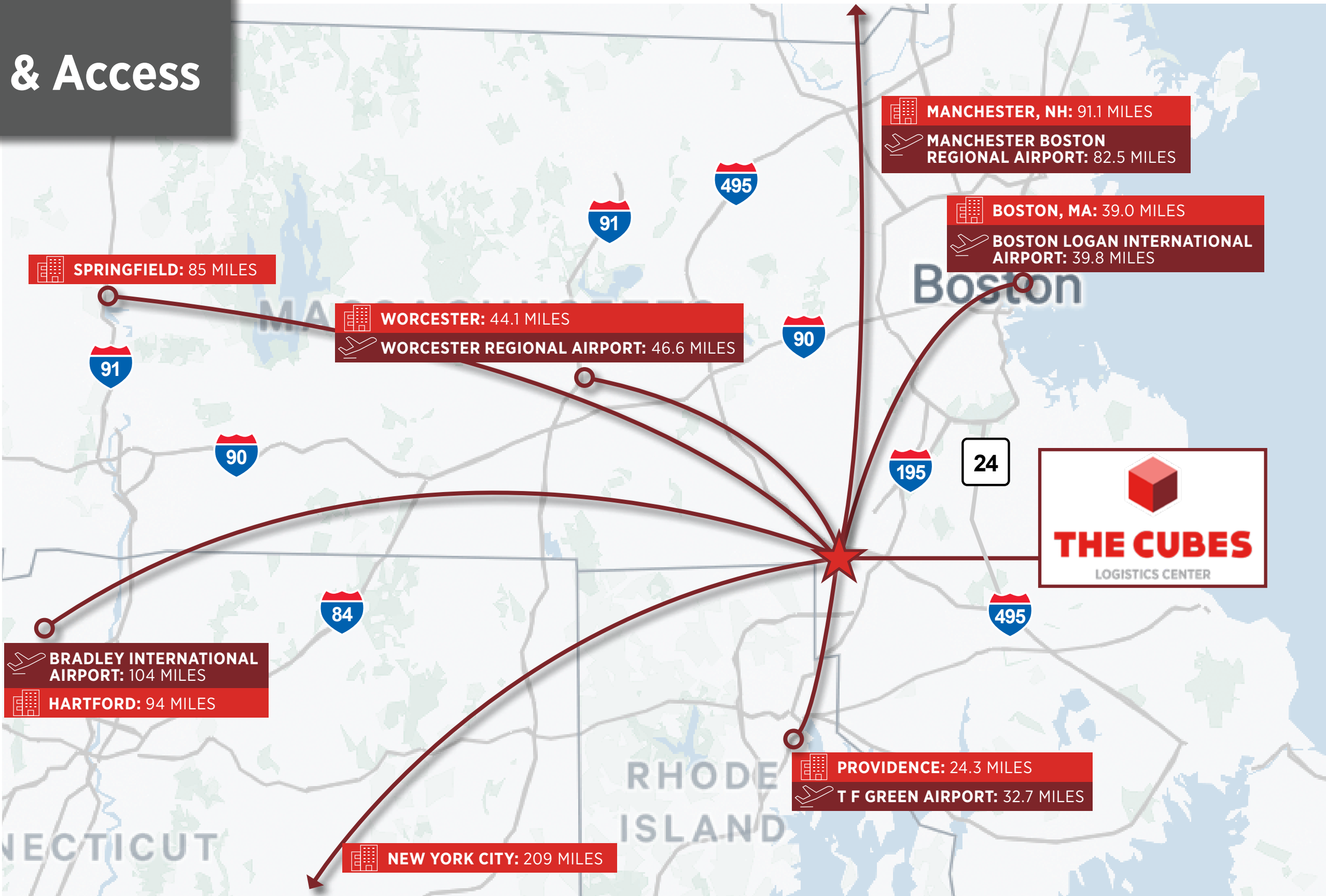


Location & Access

CENTRALLY
LOCATED
IN THE HEART OF
GREATER BOSTON'S
DISTRIBUTION NETWORK

SUPERB ACCESS
TO GREATER BOSTON'S
MAJOR CITIES &
TRANSPORTATION HUBS

PROXIMATE TO ALL
MAJOR
HIGHWAYS





THE CUBES

LOGISTICS CENTER

27 CROSS STREET | PLAINVILLE, MA

±662,500 SF AVAILABLE



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