

APOLLO

**Jumbo**  
INVESTMENT | DEVELOPMENT | MANAGEMENT

**CBRE**

**30**  
**DAN RD**  
CANTON, MA

**50,000-140,034 SF**

CGMP/ADVANCED MANUFACTURING SPACE FOR LEASE



*Image has been digitally altered to show planned façade improvements*

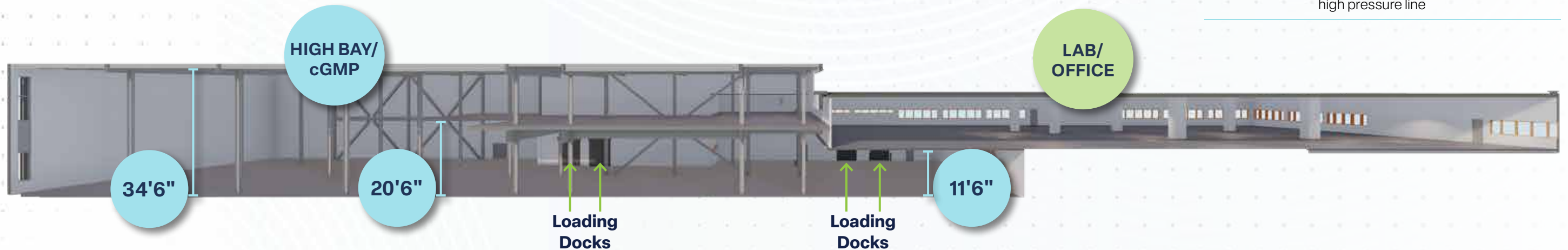


# 30 DAN RD CANTON, MA

CBRE is pleased to offer for lease 30 Dan Road, a 140,034 SF GMP-ready opportunity in Canton, MA. This newly delivered property features 34' clear heights, 4 loading docks, 7,200 amps of power and up to 52' bay spacing to accommodate prefabricated clean room technology. 30 Dan Road is located in a prime established life science cluster and effortlessly accessible to/from the Greater Boston, Cambridge and Providence areas making it an ideal site for cGMP and advanced manufacturing users.

<b>Land Area</b>	9.31 acres
<b>Total Building Size</b>	140,034 SF <i>subdividable to 50,000+ SF</i>
<b>Delivered</b>	2024
<b>Foundation</b>	Spread footing
<b>Clear Height</b>	Up to 34'
<b>Floor Loads</b>	1st floor GMP: 150+ PSF 1st and 2nd floor lab: 145 PSF 2nd floor mezzanine: 600 PSF
<b>Column Spacing</b>	40' x 40' (existing) 40' x 52' (expansion)
<b>Parking</b>	307 spaces
<b>Loading</b>	4 loading docks
<b>Roof</b>	New roof throughout
<b>Penthouse</b>	Fully approved, up to 21,440 SF

<b>Electrical Services</b>	7,200 amps, 480/277V, three-phase, four-wire <i>(expandable)</i>
<b>Fire Alarm System</b>	Notifier NFS2 - 640 series fire alarm panel
<b>Sprinklers</b>	ESFR sprinklers
<b>Emergency Generator</b>	1500KW caterpillar diesel
<b>HVAC</b>	Designed per tenant specifications
<b>Fire Protection</b>	Two 8" fire mains fed by domestic water and one dry zone for a fully protected building
<b>Passenger Elevator</b>	One two-stop 2,500 lb capacity
<b>Freight Elevator</b>	5,000 lb capacity (additional can be added in multi-tenant scenario)
<b>Utilities</b>	Electric Services: Eversource Water Service: Town of Canton Sewer Service: Town of Canton Natural Gas: Columbia Gas via 4" high pressure line







**FRONT VIEW**



**BACK VIEW**

**High Bay/cGMP:**  
±35,000 SF

**Mezzanine Below:**  
±20,000 SF

**Mezzanine Above:**  
±20,000 SF

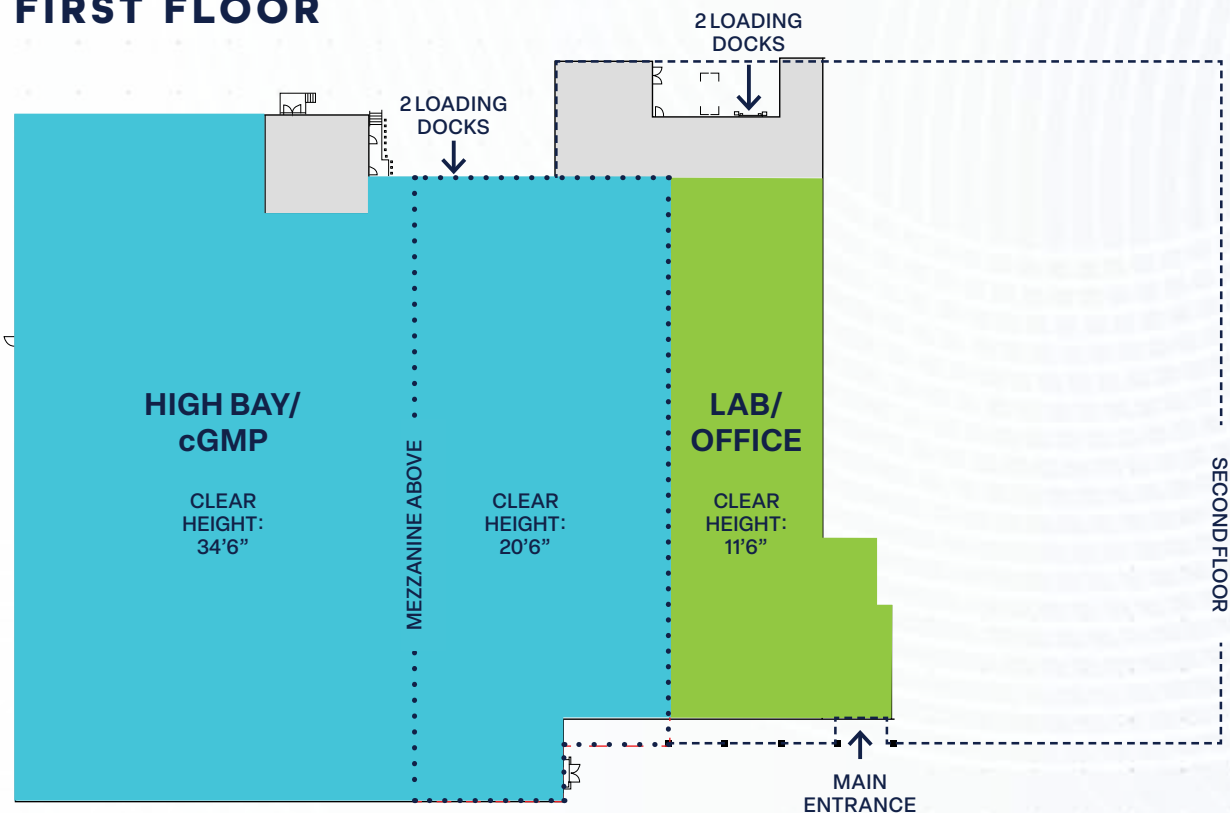
**First Floor Lab/Office:**  
±15,000 SF

**Second Floor Lab/Office:**  
±50,000 SF

**Total: 140,034 SF**

55,000 SF of contiguous ground floor manufacturing space with 20'6" clear; including 35,000 SF with 34' clear high bay

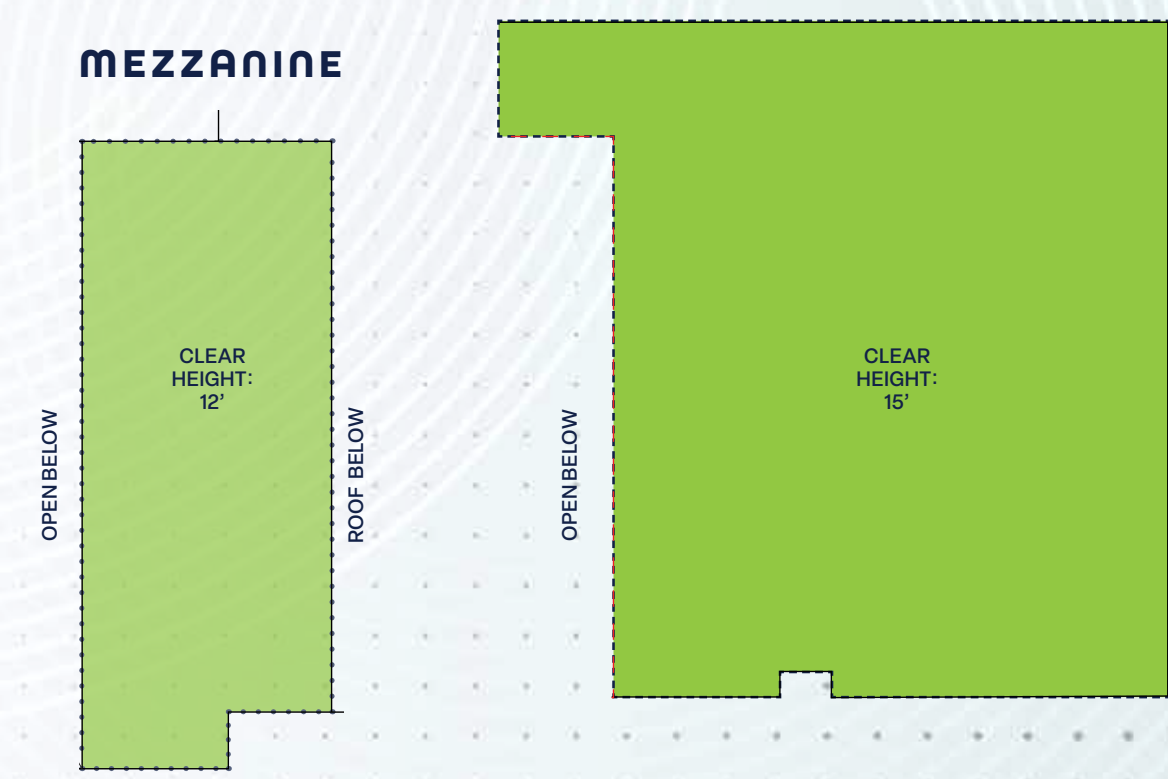
**FIRST FLOOR**



BACK OF BUILDING

FRONT OF BUILDING

**SECOND FLOOR**







# THE CANTON ADVANTAGE

## Proven Location

4 MSF+ of like-minded life science and advanced manufacturing neighbors

## Strong Labor Pool

12,600+ skilled production and life science workers

## Employer Savings

13.5% life science employer savings  
2.5% production employer savings

Market data based on a 7-mile radius of 30 Dan Road, in comparison to the MSA.

Source: Lightcast.



# THE CANTON CONNECTION

Boston  
- 18 Miles -

Logan International  
Airport  
- 21 Miles -

Cambridge  
- 22 Miles -

Providence  
- 38 Miles -

T.F. Green Airport  
- 46 Miles -







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RENDERING



RENDERING



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# 30 DAN RD CANTON, MA

## PROJECT TEAM

APOLLO



## CONTACT US

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