

FULL BUILDING RENOVATION STARTING MAY 2026!

67

PACELLA

PARK DRIVE



PREMIER WAREHOUSE AVAILABILITY
163,745 SF



PRIME DISTRIBUTION HUB

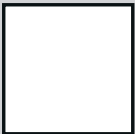
OVERVIEW & HIGHLIGHTS

Exceptional warehouse opportunity conveniently located within a 3 minute drive off Route 128/I-93, offering outstanding highway access. The building is undergoing a full renovation featuring a new roof, parking lot, landscaping, loading docks, ESFR sprinkler, and LED lighting throughout the warehouse. The property provides the perfect balance of accessibility, functionality, and professional image for your growing business.

YEAR BUILT/ RENOVATED	1986/2026	ACREAGE	11.98-acre site
TOTAL SF	163,745 SF	SPRINKLER	ESFR
CLEAR HEIGHT	19'-23'	LIGHTING	LED
LOADING	18 docks (4 interior)	HEATING	Roof-mounted, natural gas-fired units
COLUMNS	34' x 38'	ZONING	Industrial
PARKING	185 Spaces	WATER	Town of Randolph
CONSTRUCTION	Framed Steel	ELECTRICITY	National Grid
ROOF	2026	GAS	Eversource
POWER	3,000-Amp, 480-Volt, 3-phase		

FLOOR PLAN

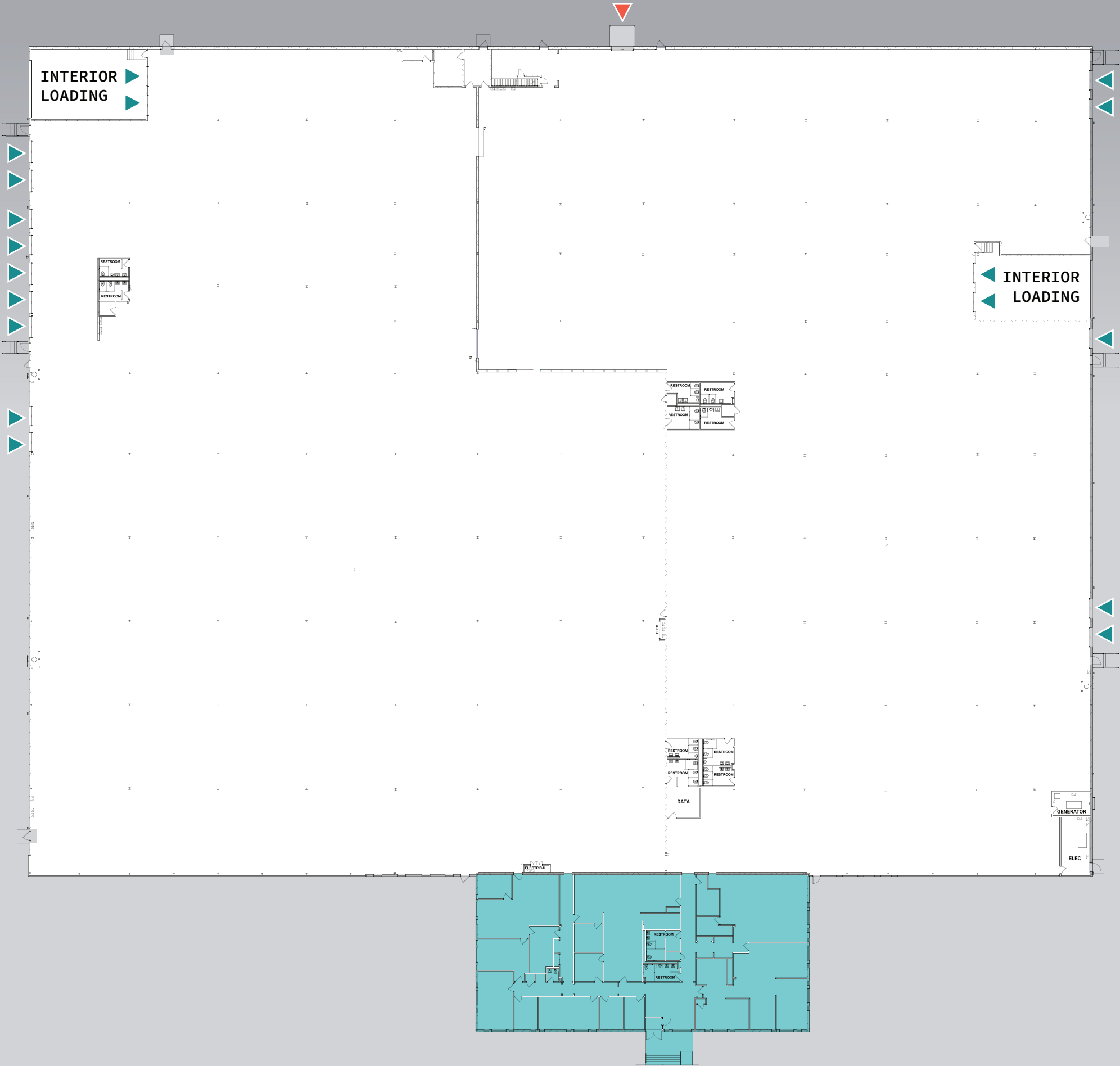
- ▶ 18 Loading Docks (4 interior)
- ▶ 1 Drive-in



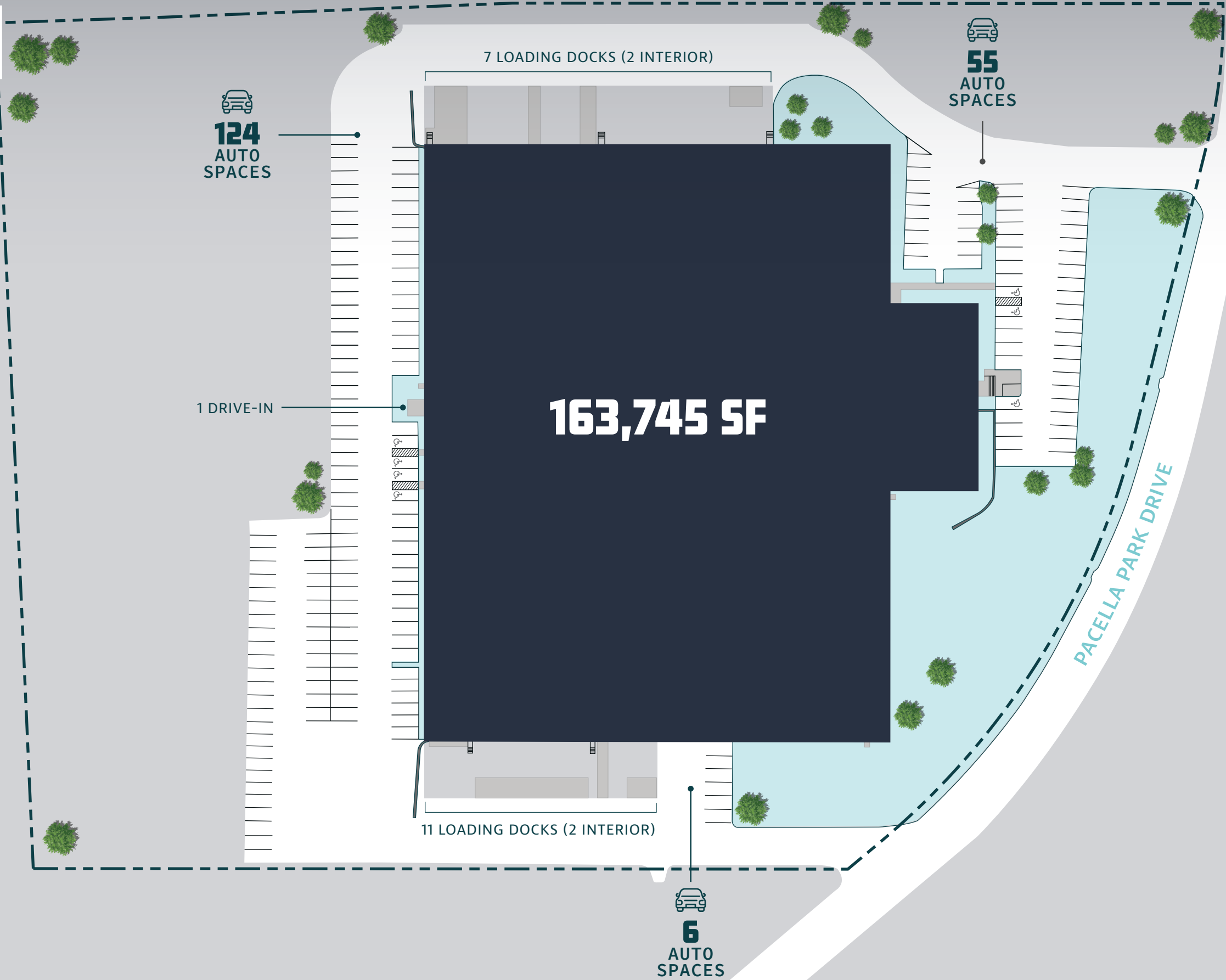
WAREHOUSE AREA
154,852 SF



OFFICE AREA
8,893 SF



SITE PLAN



STRATEGIC ACCESS TO GREATER BOSTON

BOSTON 10 Miles

 0.5 Miles (via Exit 5)

 1 Mile (via I-93 Exit 4)

 4 Miles (via I-93 Exit 6)

 4 Miles (via I-93 Exit 1)

 17 Miles (via I-95 Exit 24)



LOCAL AMENITIES



25+
Restaurants



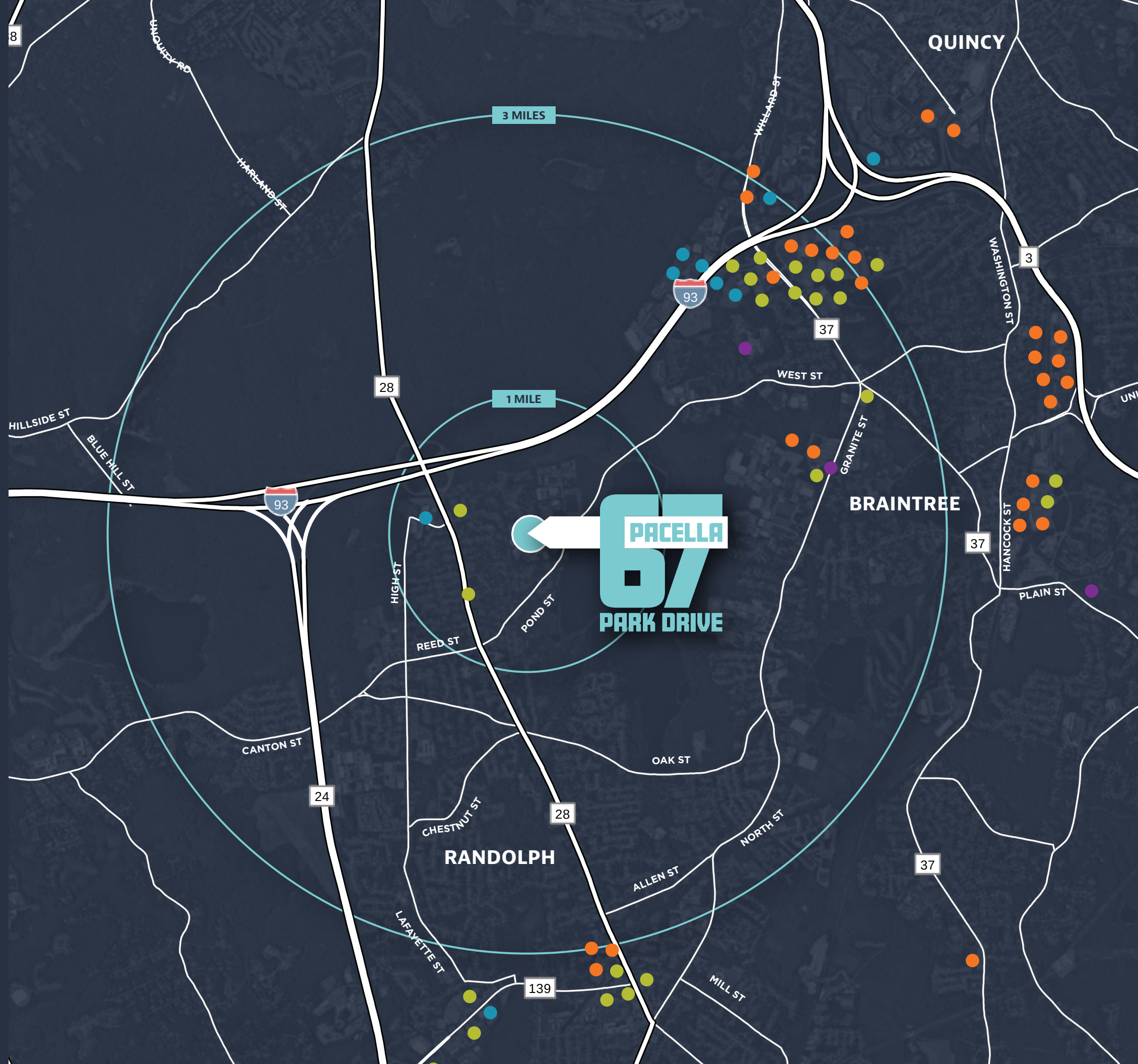
10+
Hotels



3
Fitness



25+
Shopping



PACELLA **PARK DRIVE**

FOR MORE INFORMATION, PLEASE CONTACT:

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