



# 75

CAMPANELLI

## PARKWAY

STOUGHTON, MA

**RARE, FULL BUILDING  
INDUSTRIAL OPPORTUNITY  
IN PREMIER LOCATION**

25,000 - 65,000 SF AVAILABLE

 CUSHMAN &  
WAKEFIELD

C A S C O



# POSITIONED FOR PERFORMANCE

**75 Campanelli Parkway** offers move-in ready modern, flexible warehouse space in a proven industrial park just minutes from Greater Boston's highway system, including Route 24, I-93, I-95, and I-495. With strong labor demographics, institutional specs, and high visibility, 75 Campanelli is an ideal headquarters opportunity for logistics, distribution, and light manufacturing users.



<b>TOTAL BUILDING SIZE</b>	64,571 SF	<b>ZONING</b>	INDUSTRIAL
<b>WAREHOUSE SIZE</b>	59,419 SF	<b>SPRINKLER</b>	WET SYSTEM
<b>OFFICE SIZE</b>	5,152 SF	<b>TRUCK COURT DEPTH</b>	110'
<b>LAND AREA</b>	4.36 ACRES	<b>PARKING</b>	58 SPACES
<b>YEAR BUILT/ RENOVATED</b>	1979/2018/2024	<b>EXPANDABLE POWER</b>	800A, 277/480V, 3PH, 4W
<b>COLUMN SPACING</b>	30' X 32'	<b>UTILITIES</b>	GAS: EVERSOURCE ELECTRIC: NATIONAL GRID WATER/SEWER: SEPTIC
<b>LOADING</b>	9 TAILBOARD DOCKS 1 DRIVE-IN DOOR		
<b>CLEAR HEIGHT</b>	21'4"		





# FROM FULL FACILITY TO FLEXIBLE FOOTPRINT

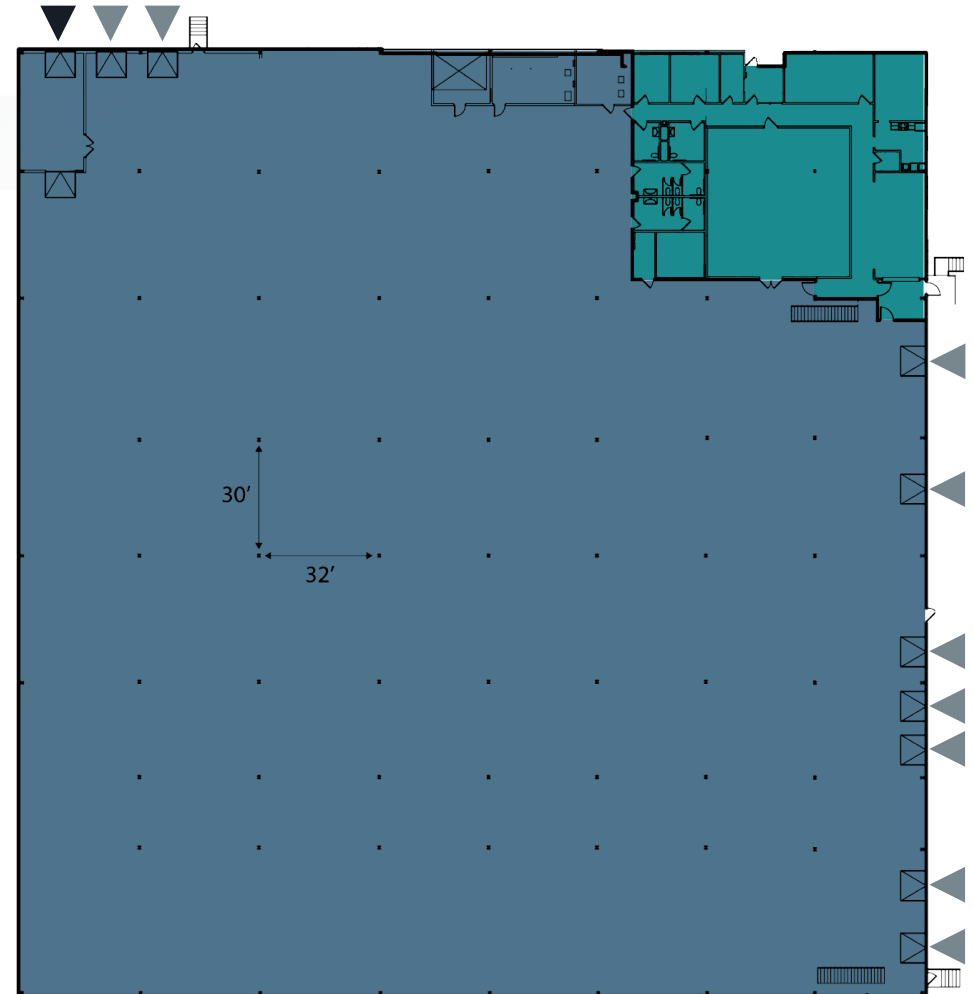


Whether you need a full-building solution or a subdivided footprint, 75 Campanelli offers tailored space plans to meet your operational goals.

## WAREHOUSE/MANUFACTURING SPACE

65,000 SF

-  WAREHOUSE  
59,419 SF
-  OFFICE  
5,152 SF
-  TAILBOARD LOADING DOCKS (9)
-  DRIVE-IN DOOR (1)



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# FLEXIBLE LAYOUTS. SCALABLE SOLUTIONS



## POTENTIAL SUBDIVISION PLAN

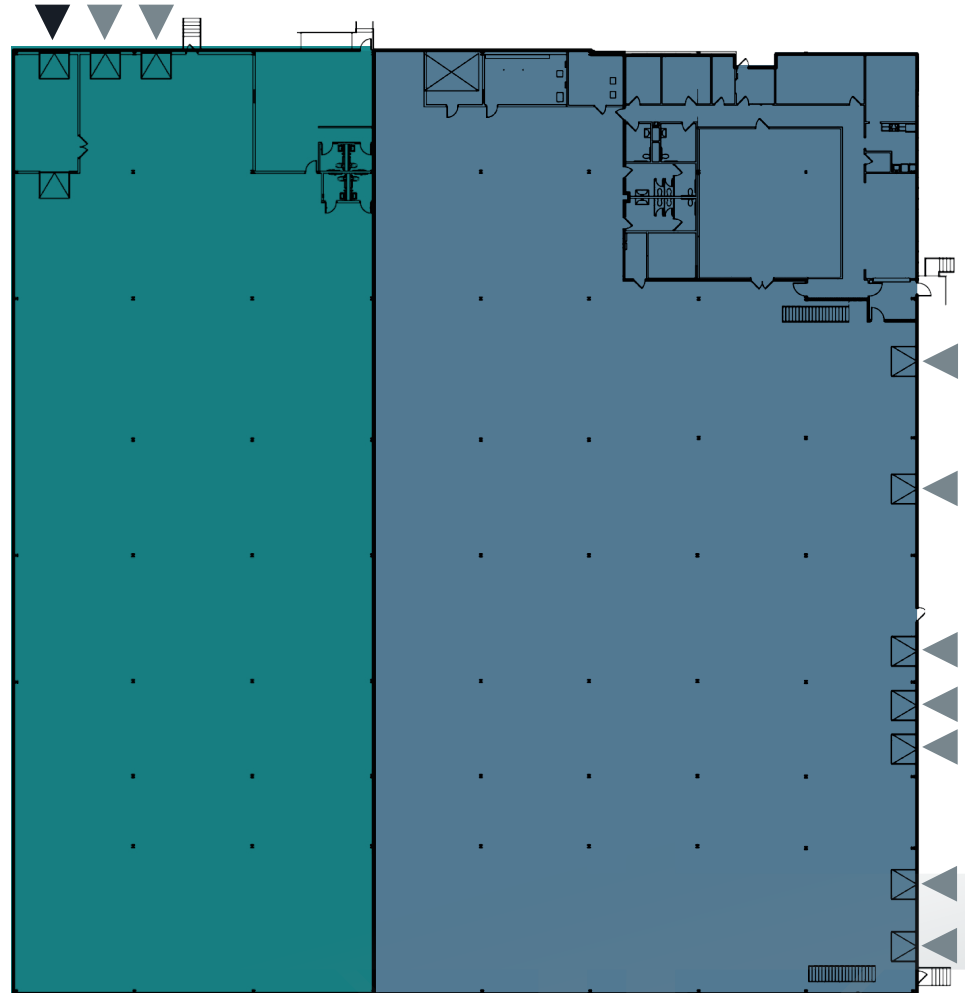
25,000 - 65,000 SF



**TENANT A**  
38,736 SF  
LOADING - SEVEN (7) TAILBOARD DOCKS  
OFFICE - 5,152 SF



**TENANT B**  
25,835 SF  
LOADING - TWO (2) TAILBOARD DOCKS;  
ONE (1) DRIVE-IN DOOR  
OFFICE - CUSTOMIZABLE



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**CUSHMAN &  
WAKEFIELD**

# SEAMLESS CONNECTIVITY



Located in Stoughton along a highly established industrial corridor, 75 Campanelli offers direct access to Route 24 and Greater Boston's highway system. With proximity to Boston, Logan Airport, and the South Shore, this location supports efficient regional distribution coupled with a strong labor pool.

## TRAVEL TIMES

Rt 24  
1 min

I-93  
10 min

I-95  
15 min

I-495  
17 min

Boston  
30 min

Logan Airport  
35 min



### DEMOGRAPHICS

3 MILES    5 MILES    7 MILES

### POPULATION

76,317    167,870    245,898

### AVERAGE HOUSEHOLD INCOME

\$79,797    \$85,886    \$88,345

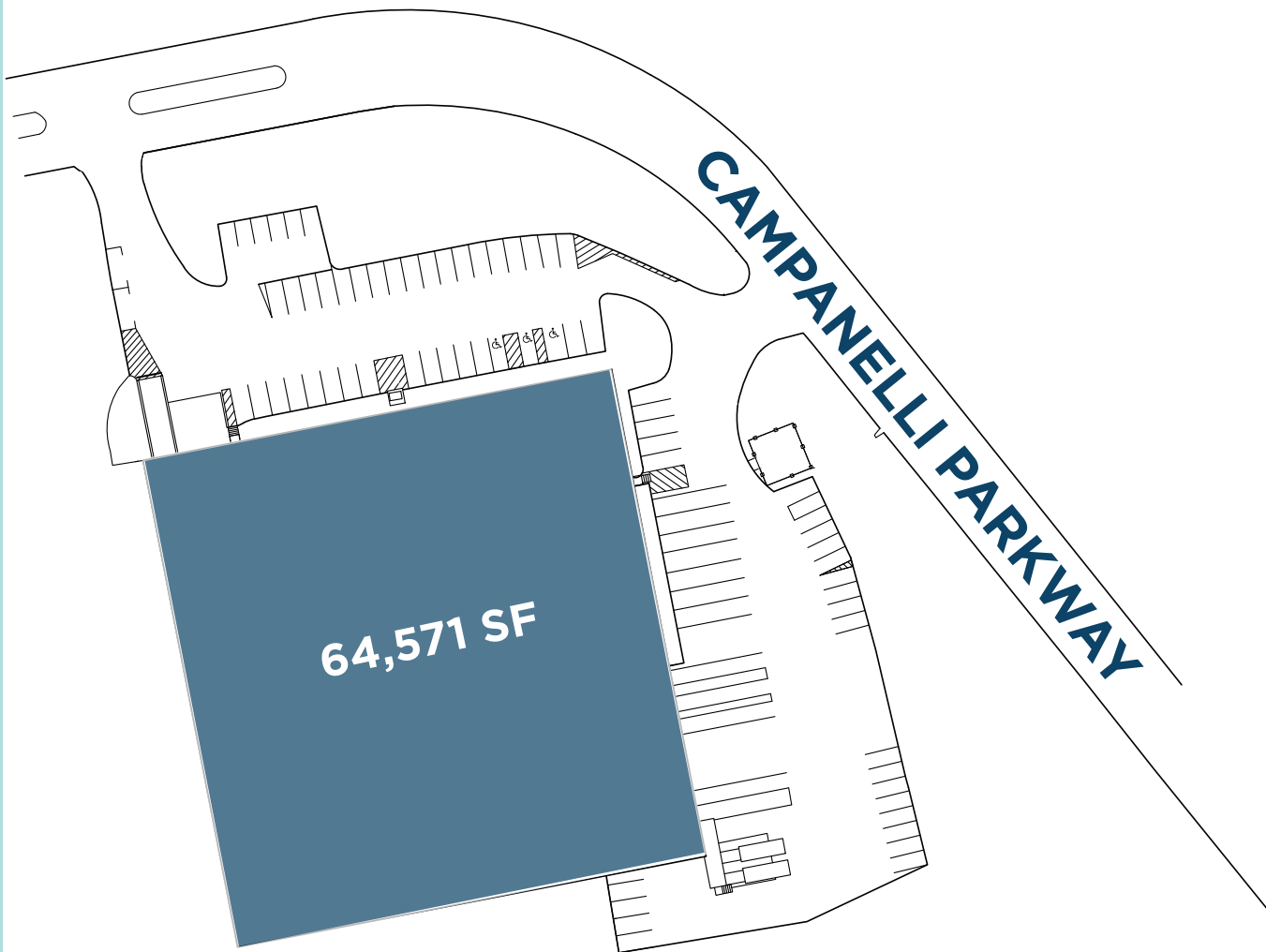
### LABOR FORCE

40,912    92,233    138,043

# DESIGNED FOR EFFICIENCY



## SITE PLAN



 **21'4"**  
CLEAR HEIGHT

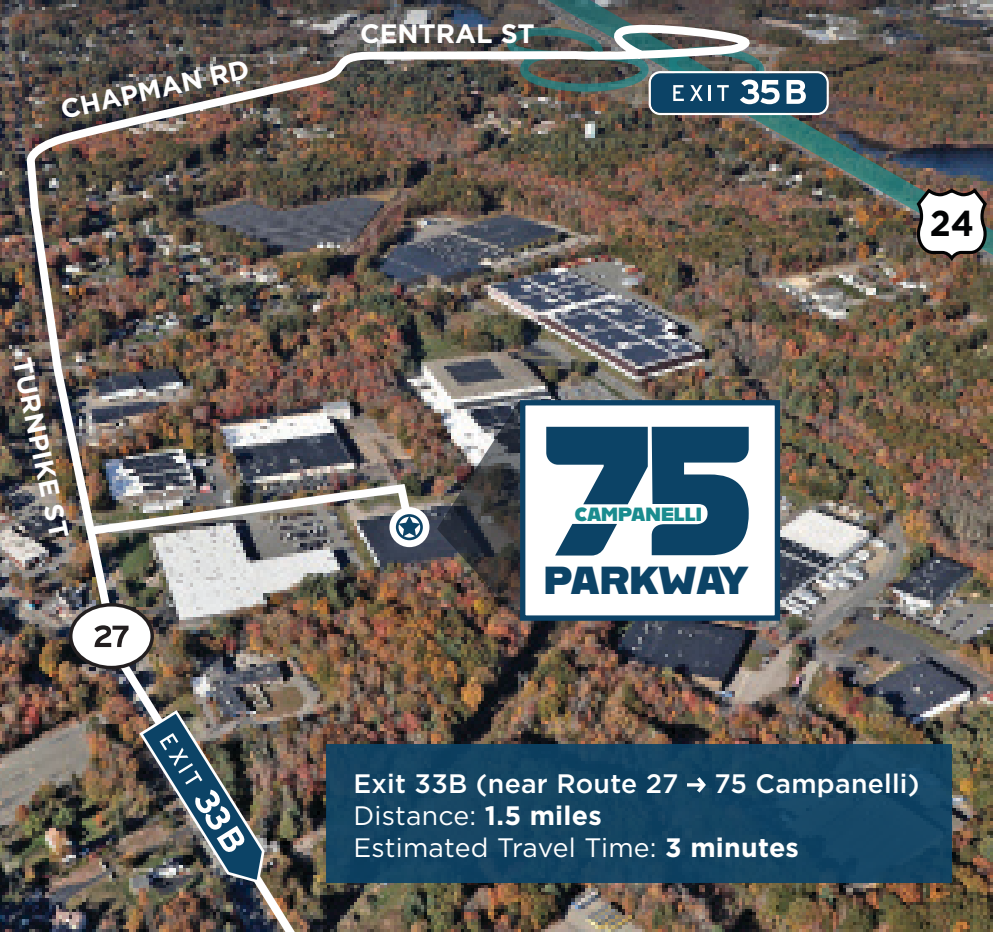
 **9**  
LOADING DOCKS

 **30'X32'**  
COLUMN SPACING

 **4.36**  
ACRES TOTAL  
SITE AREA

# ACCESS MAP

Exit 35B (Central St → 75 Campanelli)  
Distance: **0.5 miles**  
Estimated Travel Time: **1 minute**



Exit 33B (near Route 27 → 75 Campanelli)  
Distance: **1.5 miles**  
Estimated Travel Time: **3 minutes**

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