



**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







# FLEXIBLE LAYOUTS. SCALABLE SOLUTIONS

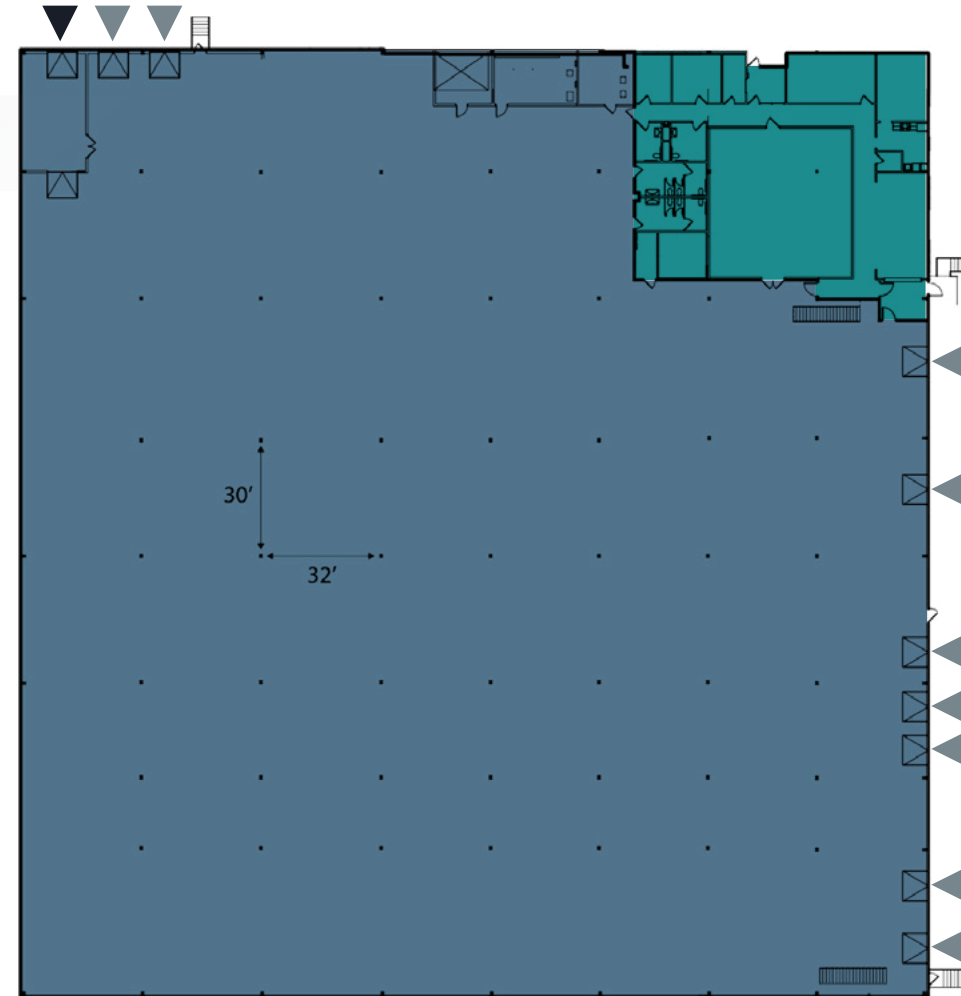


Whether you need a full-building solution or a subdivided footprint, 75 Campanelli offers tailored space plans to meet your operational goals.

## WAREHOUSE/MANUFACTURING SPACE



65,000 SF

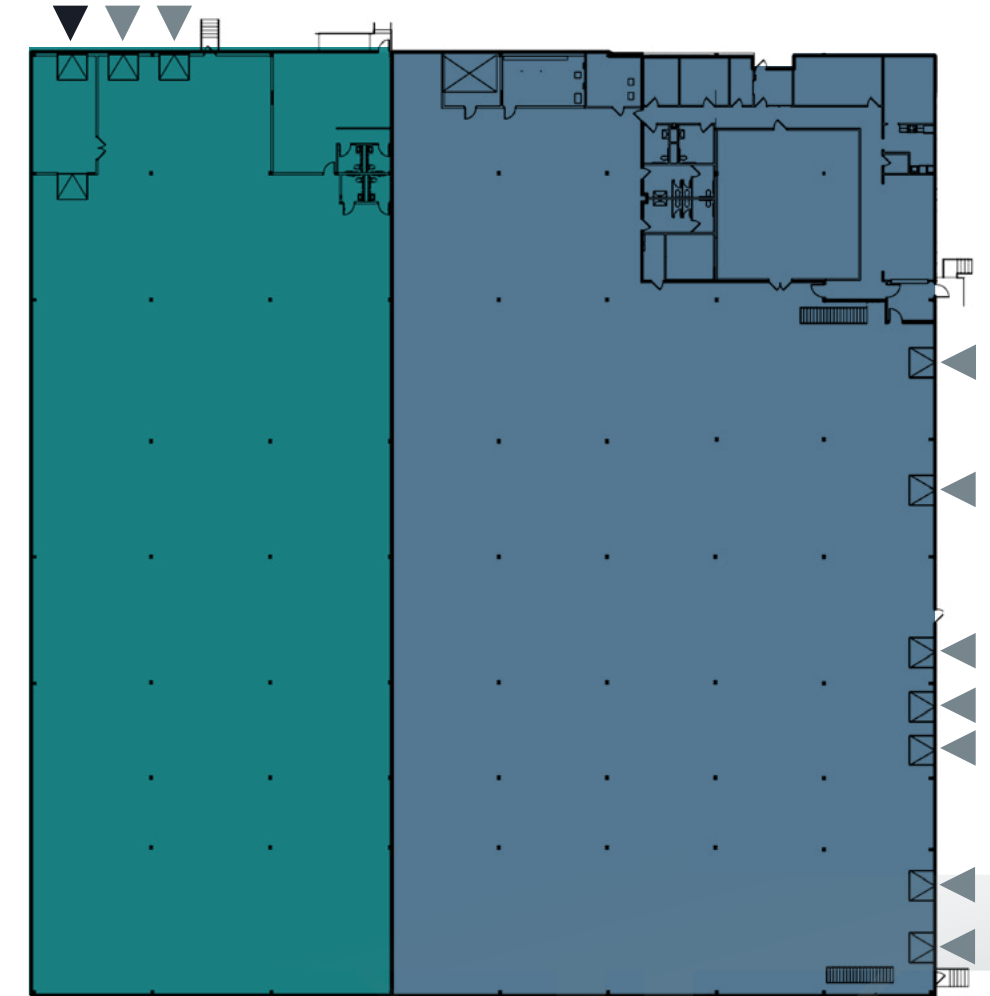
-  WAREHOUSE  
59,419 SF
-  OFFICE  
5,152 SF
-  TAILBOARD LOADING DOCKS (9)
-  DRIVE-IN DOOR (1)



## 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



**GEORGE O'CONNOR**  
+1 617 279 4544  
george.oconnor@cushwake.com

**PETE WHORISKEY**  
+1 617 962 0170  
pete.whoriskey@cushwake.com

**RACHEL IGOE**  
+1 617 279 4547  
rachel.igoe@cushwake.com

**THOMAS COSTELLO**  
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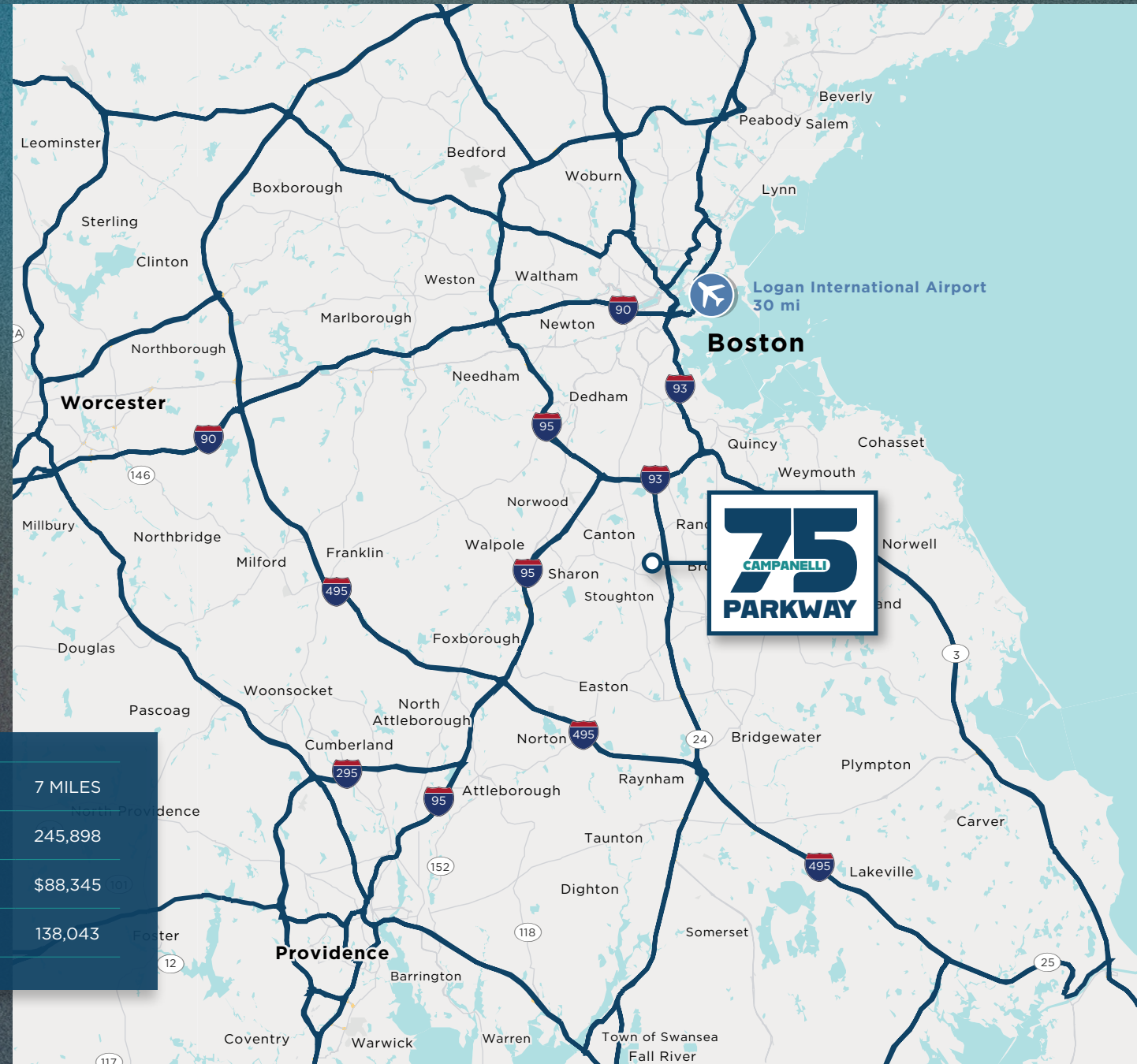
# SEAMLESS CONNECTIVITY



# DESIGNED FOR EFFICIENCY



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.

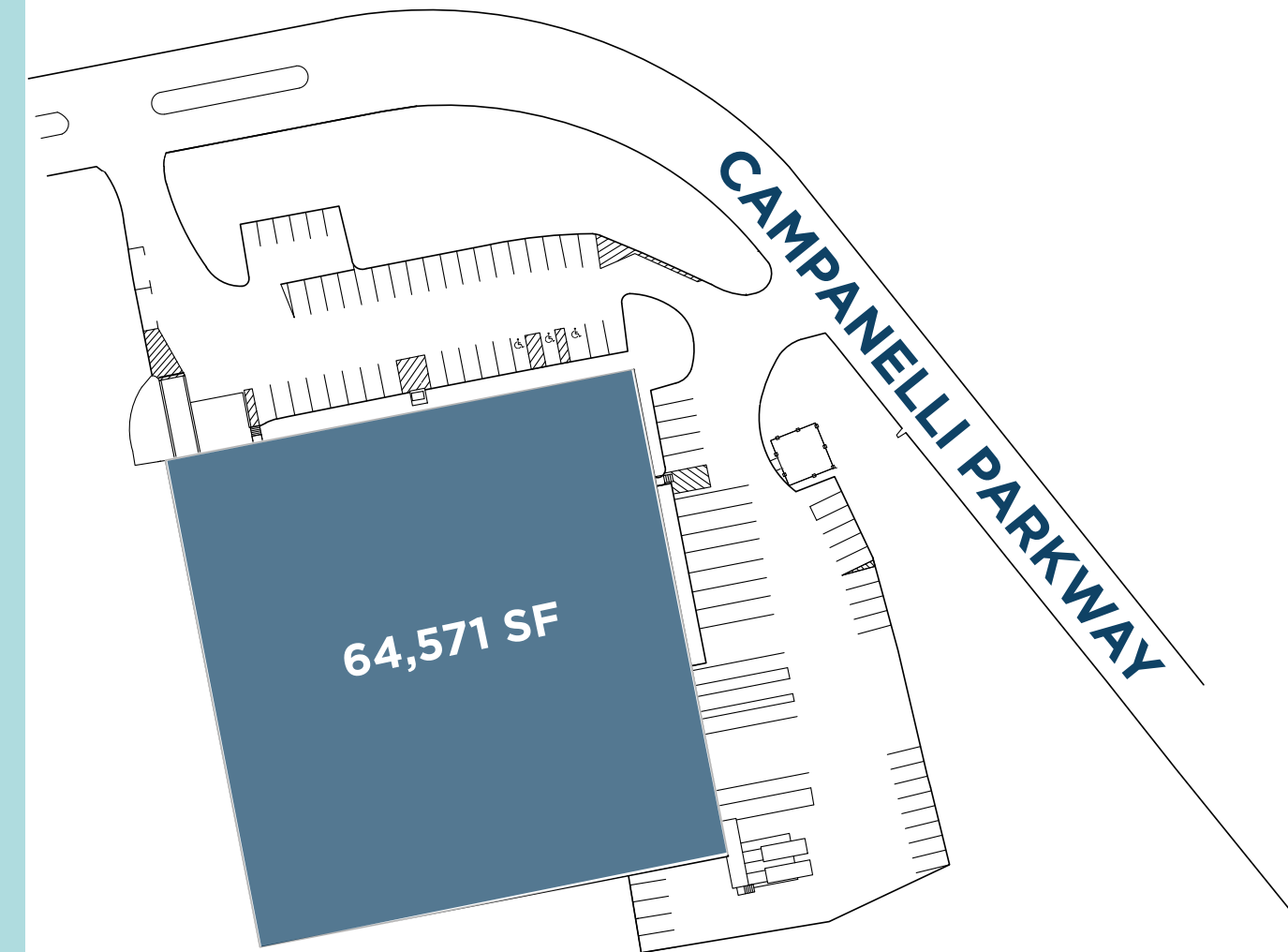


## TRAVEL TIMES

- Rt 24 5 min
- I-93 15 min
- I-95 10 min
- I-495 25 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

## 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**

CHAPMAN RD  
CENTRAL ST  
EXIT 35B



TURNPIKE ST  
27

EXIT 33B

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

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