

FOR LEASE

66 ROWE STREET

NEWTON, MA



26,665 SF AVAILABLE

**PREMIERE BRANDING & SIGNAGE OPPORTUNITY
ON THE MASSACHUSETTS TURNPIKE**





PROPERTY HIGHLIGHTS

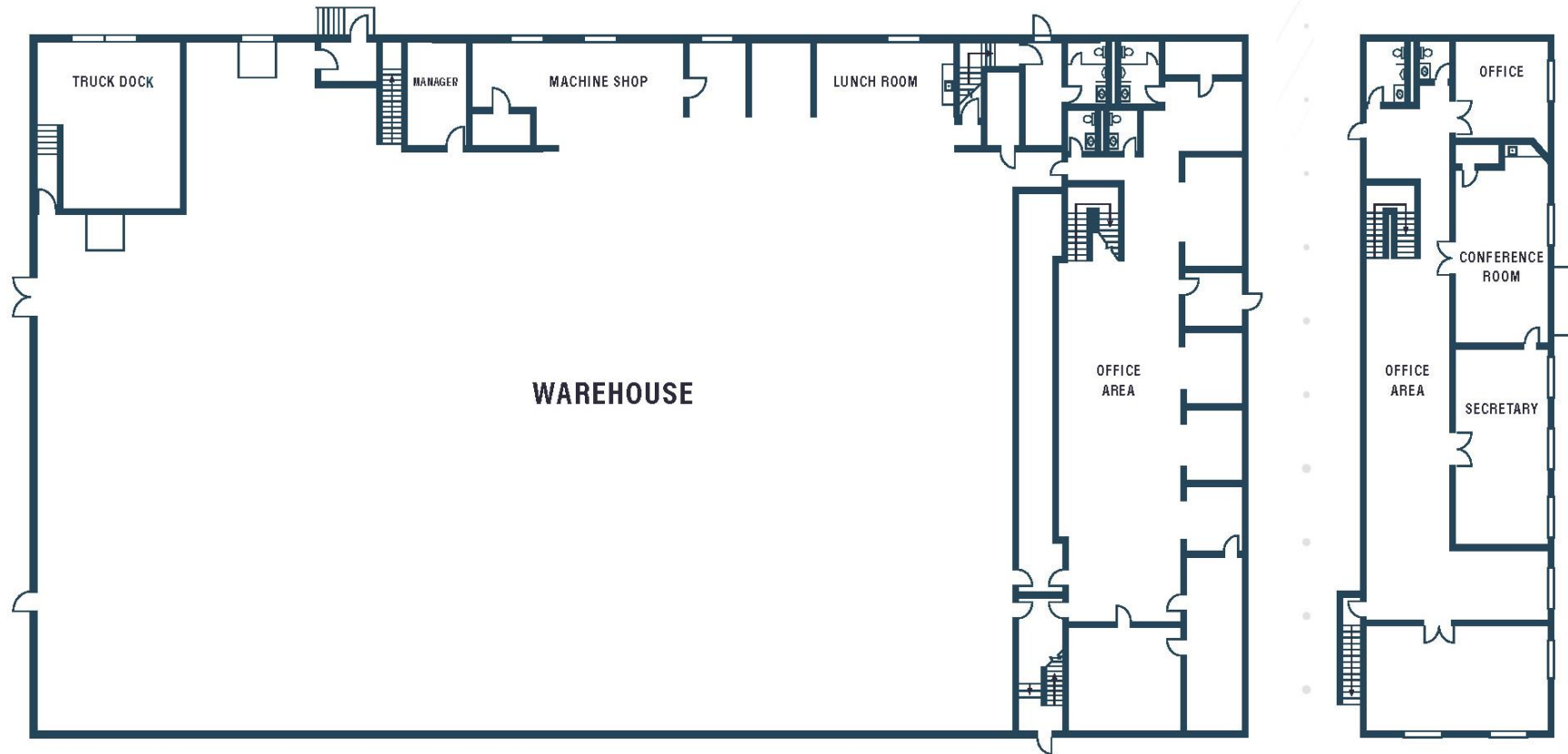
66 Rowe Street is a 26,665 RSF, industrial facility located in Newton, Massachusetts. Extensive building renovations were completed between 2016 and 2021 as well when Forge took occupancy.

The property is ideally situated on 1.01 acres, less than half a mile from the interchange of Interstate 95/Route 128 & Interstate 90 (Mass Pike) and less than one mile from the West Newton train station on the Framingham/Worcester commuter rail lines. Easy access to public transport is another highlight, offering access to the highly skilled labor force in Boston's western suburbs as well as the deep labor pool based in the urban core.

PROPERTY SPECIFICATIONS

Building Size:	26,665 RSF
Land Area:	1.01 acres
Year Built:	1979 - Renovated 2016-2020
Loading:	2 docks, 1 drive-in
Parking:	25 spaces
HVAC:	Fully A/C'd Office Space
Life Safety:	Automatic, wet-pipe fire sprinkler system and central fire alarm panel
Clear:	22'6"
Power:	480/277V service at 400Amps
Column Spacing:	20'7"
Utility Providers:	National Grid & Eversource

FLOOR PLAN



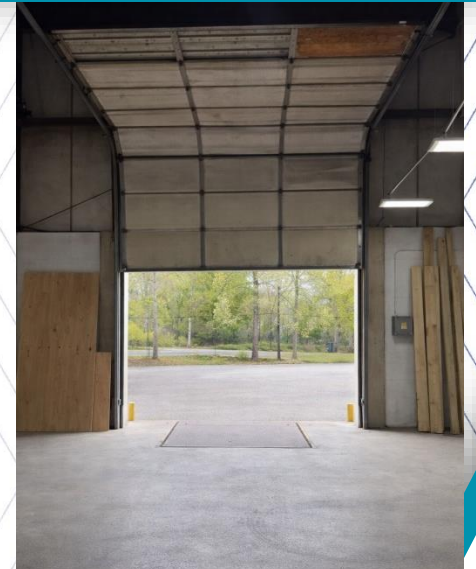
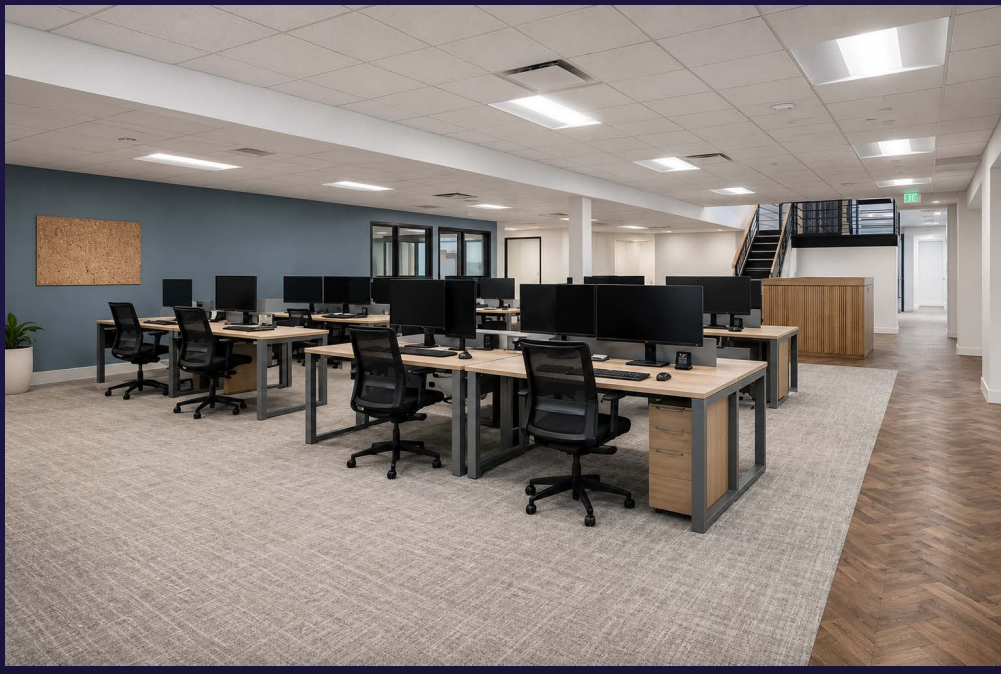
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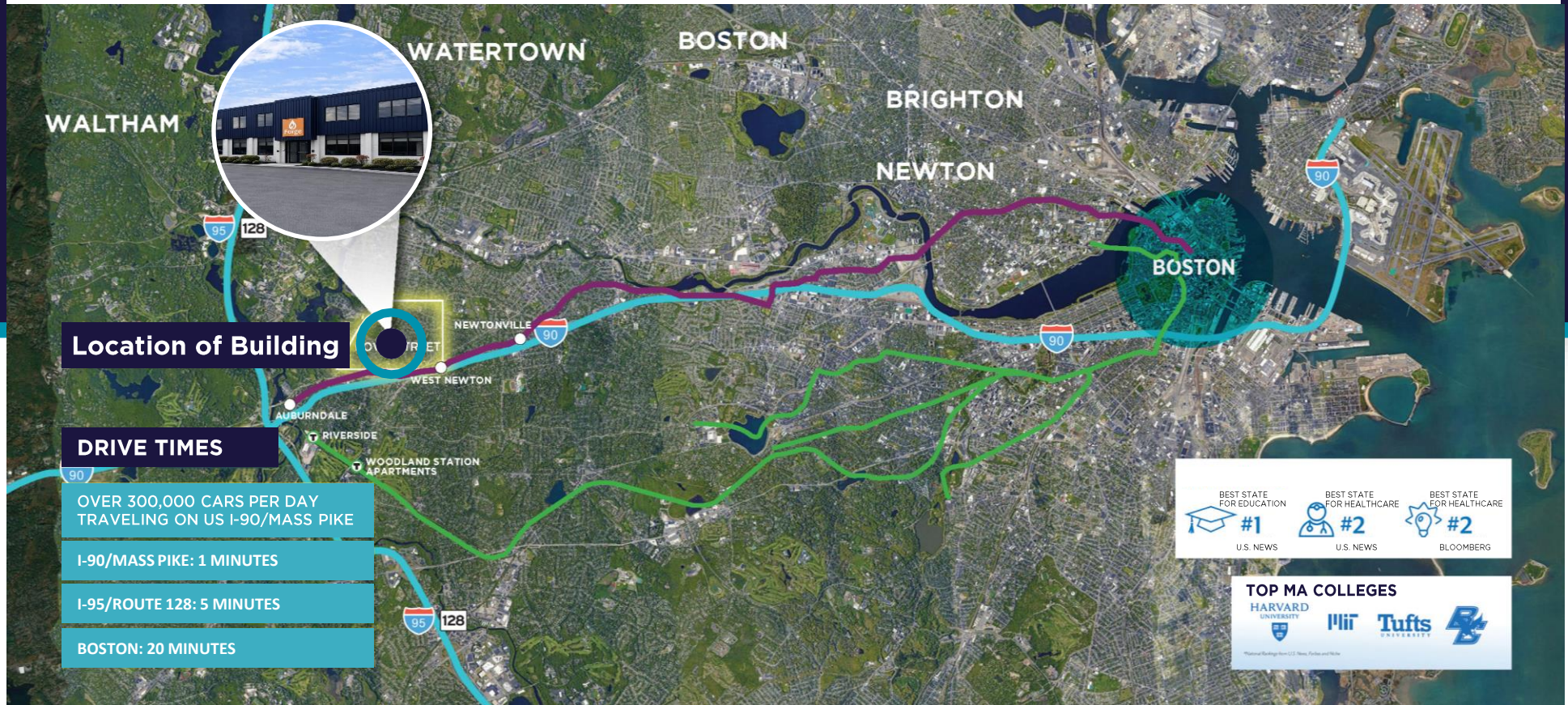
SITE PLAN



PROPERTY PHOTOS



LOCATION OF BUILDING



SUPERIOR LOCATION & ACCESSIBILITY

Less than 10 miles from Boston & Cambridge, 66 Rowe Street benefits from direct access to I-90 and is minutes from the I-90/I-95 interchange allowing access to all points north, south, east and west. The Property is also located steps from the West Newton train station which is along the Framingham/Worcester commuter rail line allowing easy access to the site via public transport.

BULLETPROOF ASSET CLASS

The 'e-commerce effect' has rapidly accelerated business' needs for functional single-story industrial space near major population centers – pushing availability to historic lows and creating a vacuum that is pushing rents upwards quickly. With limited threat of new supply, the single-story asset class is poised to continue delivering strong rent growth and overall demand.

INCREDIBLE ACCESS

UNBEATABLE SIGNAGE VISIBILITY WITH OVER
300,000 CARS PER DAY TRAVELING ON THE MASS PIKE



LEADING U.S. MARKET & GLOBAL INVESTMENT HUB

Greater Boston, the 11th largest metropolitan area in the United States, boasts a population of 4.9 million people and is consistently recognized as a global leader in higher education, biotechnology, finance and healthcare. The region is home to the headquarters of 17 Fortune 500 Companies, an additional 18 within the Fortune 1000 and countless others drawn to the region's countless worldclass educational institutions, an unprecedented amount that is internationally renowned for producing premier talent.

CONVENIENTLY LOCATED AMENITIES AND CORPORATE NEIGHBORS



FUNCTIONAL 18,000 SF WAREHOUSE





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PROPERTIES