

Potential rail service with ample loading in crossdock configuration

# 84 Teed Drive Randolph, MA

±86,800 SF stand-alone industrial building



## Property overview

JLL's Industrial team is pleased to offer nearly 87,000 SF of stand-alone industrial space. Situated on ±5.9 acres this property offers prime accessibility to I-93 and is located just ten miles from Boston. The site is also adjacent to an active rail spur. This building features generous column spacing and over 30 loading docks, with specifications ideal for any warehouse or logistics user.



# Building specifications

84 Teed Drive | Randolph, MA

<b>Total Building</b>	±86,996 SF
- Warehouse	±64,104 SF
- Office	±21,206 SF (two stories)
- Mezzanine Storage	±1,686 SF
<b>Building Dimensions</b>	240' x 320'
<b>Land Area</b>	±5.91 acres
<b>Clear Height</b>	23'6"
<b>Loading</b>	33 loading docks One oversized drive-in
<b>Parking</b>	115 auto spaces and ample pavement for trailer storage
<b>Column Spacing</b>	40' x 40' (typical)
<b>Power</b>	2000 amps; 480V; 3ph; 4w
<b>Roof</b>	New (2018)

<b>Sprinkler</b>	Wet system
<b>Lighting</b>	T-5
<b>Rail</b>	Active spur to building
<b>Heat</b>	- Warehouse: Heated by Cambridge ceiling-mounted units - Office: Fully heated and air conditioned
<b>Zoning</b>	Industrial
<b>RE Taxes</b>	\$1.46 PSF (FY 2023 estimate)
<b>Utilities</b>	- Gas: Columbia Gas - Water/Sewer: Town of Randolph - Electric: National Grid

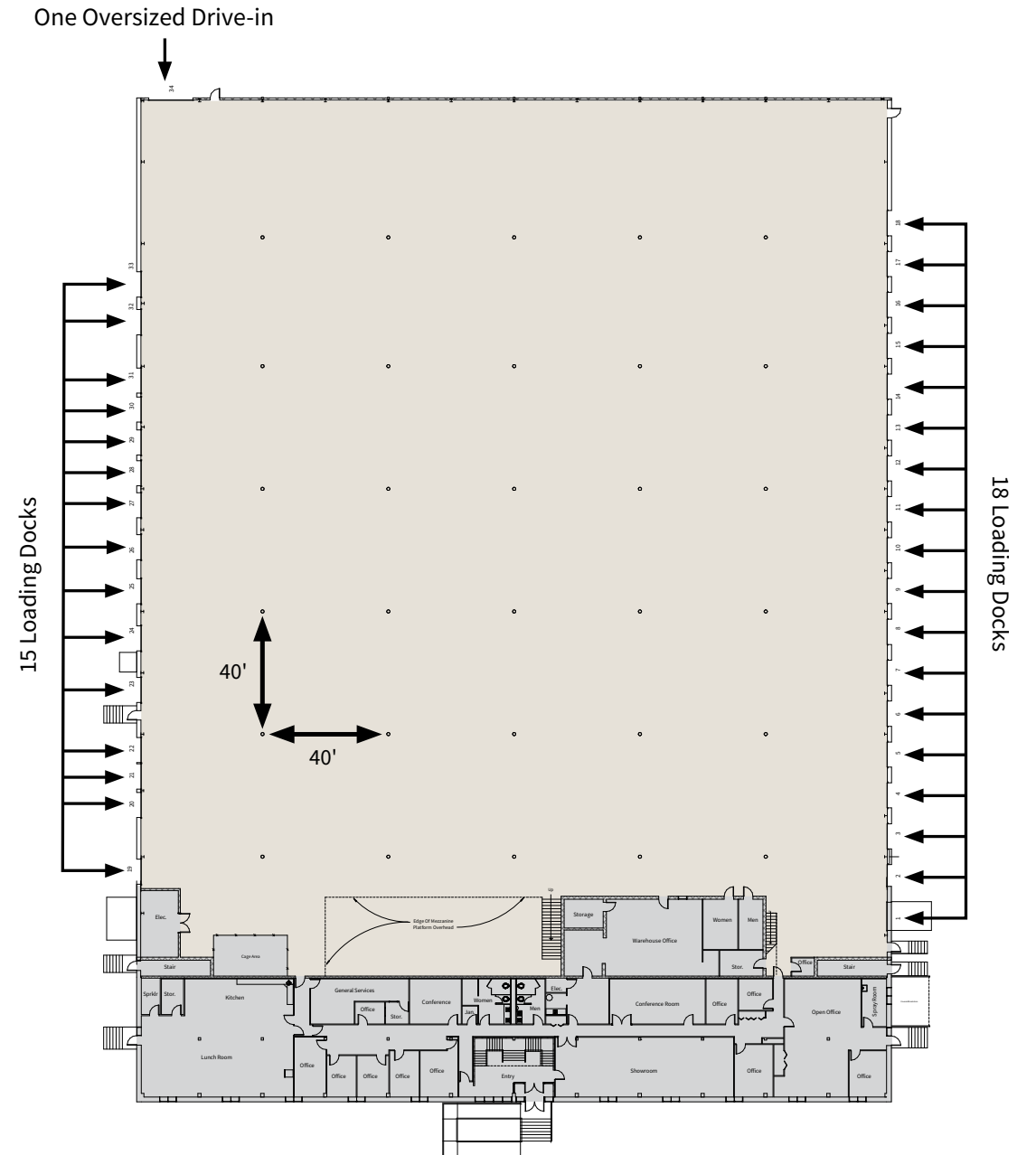
# Floor plan

84 Teed Drive | Randolph, MA

## First floor

Warehouse space  
±64,104 SF

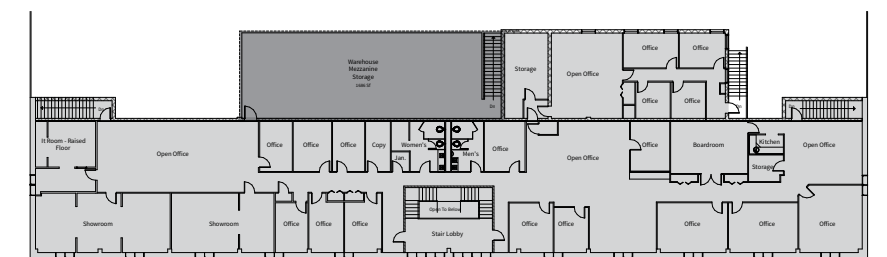
Office space  
±10,660 SF



## Second floor

Office space  
±10,546 SF

Mezzanine storage  
±1,686 SF



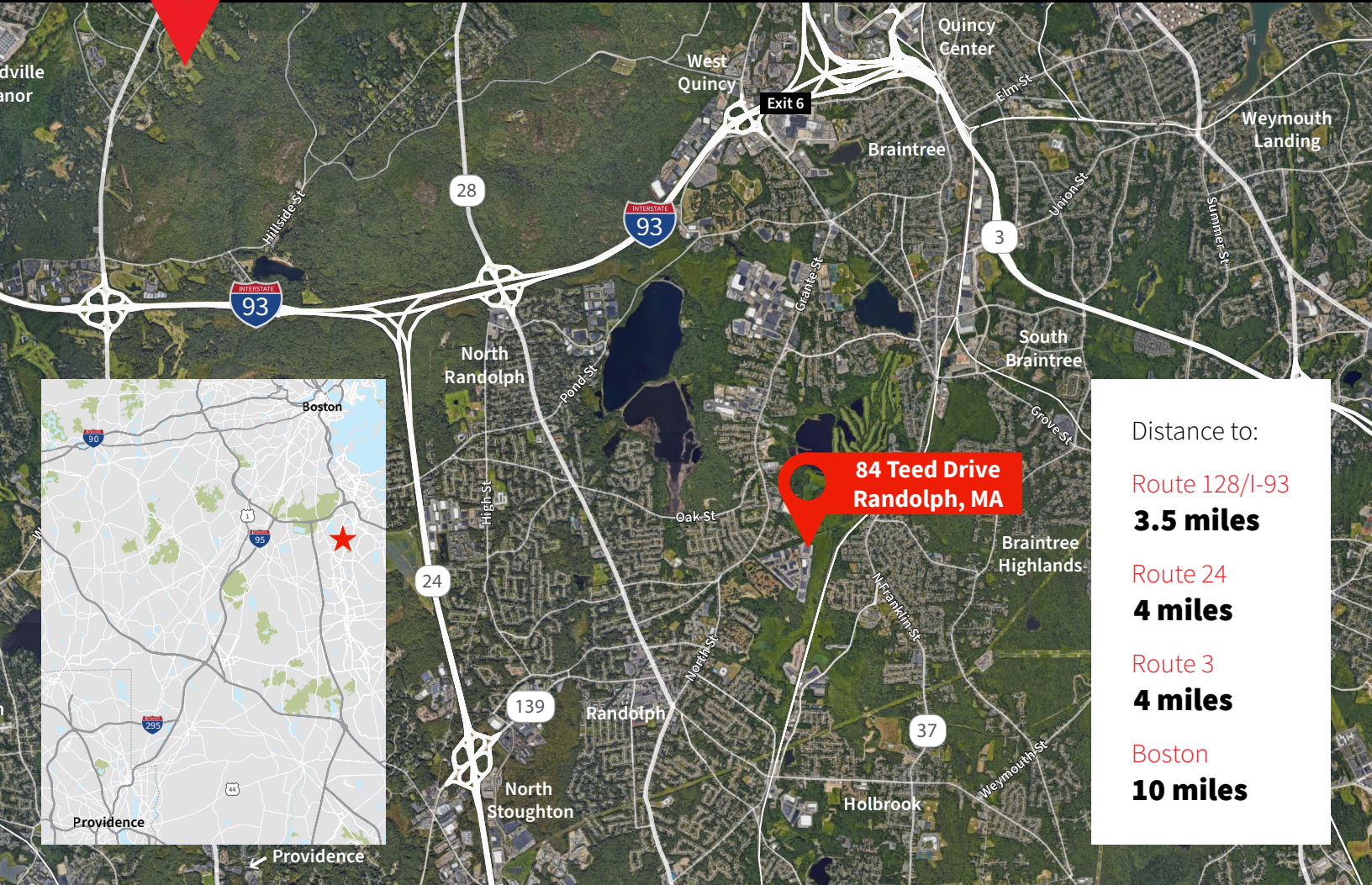
Warehouse Office Mezzanine storage





# Location

84 Teed Drive | Randolph, MA



Distance to:

Route 128/I-93  
**3.5 miles**

Route 24  
**4 miles**

Route 3  
**4 miles**

Boston  
**10 miles**

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