

SHAWMUT PARK BY SEYON

CANTON, MA



**LIGHT INDUSTRIAL,
MANUFACTURING,
LIFE SCIENCE
SPACE FOR LEASE**

SHAWMUT PARK BY SEYON | CANTON, MA

Situated less than 20 miles from the borders of both Boston and Cambridge, Shawmut Park by Seyon benefits from exceptional positioning with respect to major regional highways and train routes in a rapidly-growing mixed-use community.

MULTI-MODAL ACCESS

Shawmut Park by Seyon is strategically situated adjacent to an Interstate 95 on-ramp and just three miles from the junction of Interstates 93 and 95, facilitating seamless access to these key distribution corridors. The park is also located two miles from the Route 128 MBTA/Amtrak train station, which provides service to major East Coast cities including Boston, Providence, New York City and Washington, D.C. Ownership will provide the tenants of Shawmut Park by Seyon a yearly Uber/Lyft for Business stipend for transportation to and from University Station. Furthermore, a \$56+ million project is currently underway to improve traffic flow in the area surrounding the Dedham Street/Interstate 95 interchange, Shawmut Park by Seyon's primary access point.

DYNAMIC MIXED-USE ENVIRONMENT

A newly-constructed mixed-use community that comprises more than two million square feet of development across 120 acres. Situated in Westwood near its border with both Canton and Norwood, University Station has established the surrounding area as one of suburban Boston's most attractive "live-work-play" destinations.

This three-town area – which is home to a diverse roster of industrial and office users, including Eversource, Grainger, Harvey Building Products, Home Depot, John Hancock, MS International, MS Walker, Romanow Container, Taylor New England and UPS – continues to grow with multiple developments currently underway or proposed for future construction.

DISTANCE TO MAJOR HIGHWAYS & CITIES

	3 MILES
	< 15 MILES
	< 20 MILES
BOSTON	< 20 MILES
CAMBRIDGE	< 20 MILES

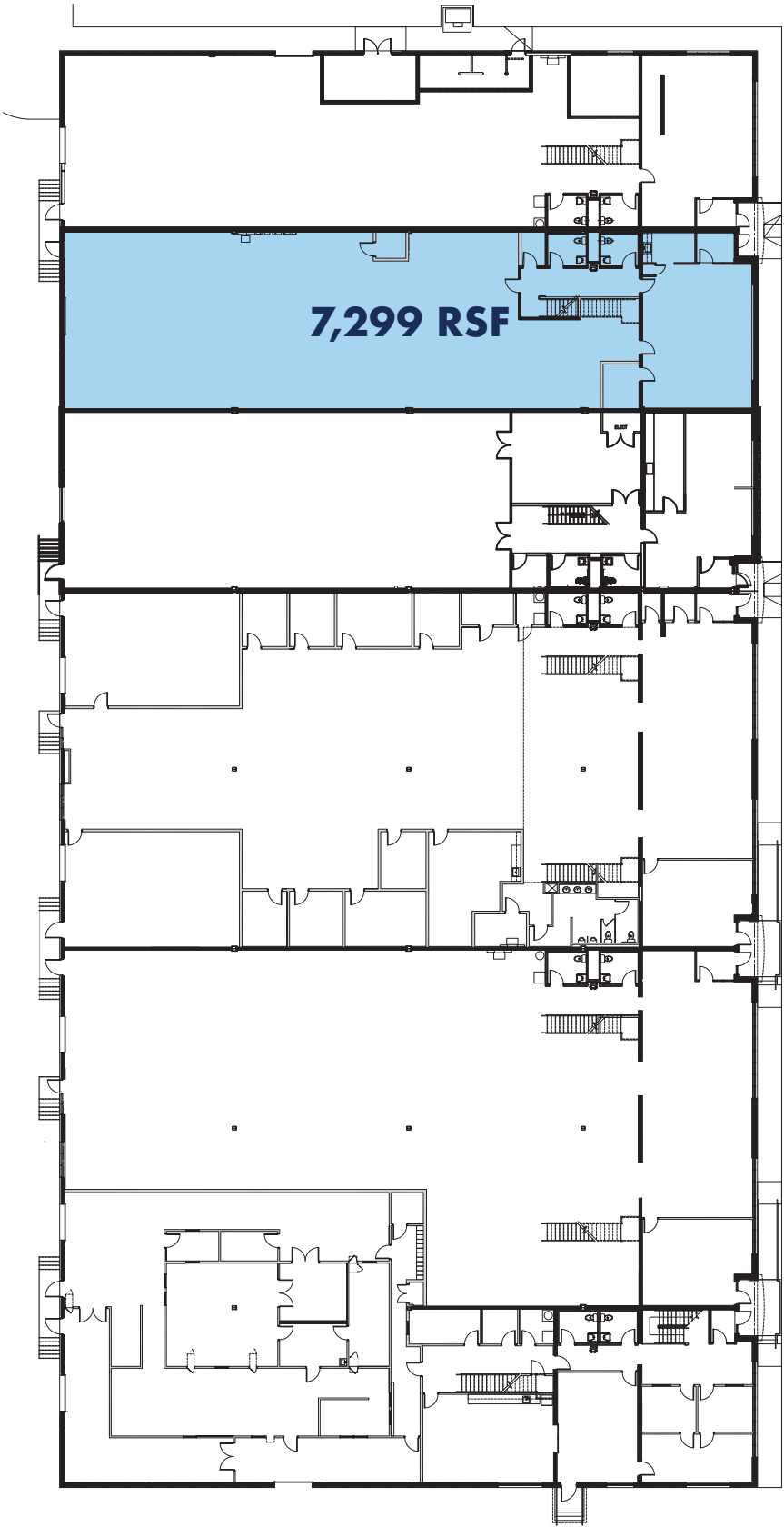


Site Overview

Property Address	65 Shawmut Road, Canton, MA 02021
Land Area	4.03 acres
Zoning	Industrial
Year Built	1983; Renovated in 2008

Property Overview

Building Rentable Area	58,922 SF
Total Available	7,299 SF
Second Floor	1,024 SF
Loading	1 loading dock
Clear Height	21'
Column Spacing	39' x 40'
Parking	2.1 per 1,000 SF
Power	200 amps, 480v, 3 phase
HVAC	Fully Air Conditioned
Sprinkler	100% wet system
Structure	Steel
Foundation	Concrete slab at grade
Façade	Brick veneer
Roof	Flat non-ballasted rubber membrane roof
Utilities	Electric: Eversource Gas: Columbia Gas Water & Sewer: Town of Canton

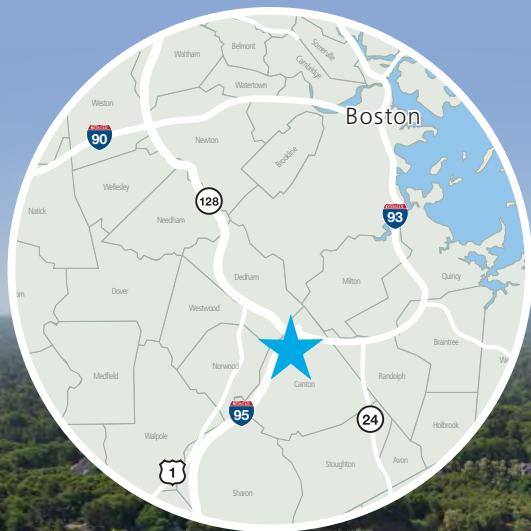


65 SHAWMUT ROAD | CANTON, MA



IN GREAT COMPANY





110 SHAWMUT ROAD

125 SHAWMUT ROAD

121 SHAWMUT ROAD

115 SHAWMUT ROAD

105 SHAWMUT ROAD

95 SHAWMUT ROAD

65 SHAWMUT ROAD

50 SHAWMUT ROAD

SHAWMUT PARK BY SEYON

CANTON, MA

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