



READVILLE
YARD

CBRE



FIRSTHIGHLAND
MANAGEMENT AND DEVELOPMENT CORP

First Highland has over 100 years of combined experience, positioning them for future industrial opportunities. This group has been in Readville since 1999, growing its portfolio to 1 MSF of industrial property. Through their innovative approach, the group has also acquired, redeveloped and managed industrial real estate throughout the Midwest and Northeast markets.

YARD 5

This unique transit-oriented development in the Hyde Park neighborhood will offer flex users the opportunities for office, lab, R&D and warehouse functions. This project consists of five buildings, totaling approximately 250,000 SF. Yard 5 will be directly connected to the MBTA Readville Commuter Rail Station.

READVILLE WORKSHOPS

Boston's urban industrial park is comprised of five buildings with 654,050 SF of first class industrial and office space. This park offers unique spaces for creative users and is minutes away from Legacy Place.





YARD 5



**READVILLE
WORKSHOPS**



TRANSIT-ORIENTED DEVELOPMENT

DIRECT ACCESS TO
FRANKLIN AND FAIRMOUNT MBTA COMMUTER RAIL LINES
ROUTES 32 AND 33 BUS LINES



NEW CONSTRUCTION BUSINESS PARK IN BOSTON

51,330 SF AVAILABLE

HIGH-BAY INDUSTRIAL, OFFICE AND LAB

On behalf of First Highland Management and Development Corporation we are pleased to offer up to 250,000 SF of exceptional new construction at Readville Yard 5. A unique transit-oriented development on 21 acres in the Hyde Park neighborhood of the city of Boston, Yard 5 will offer users flexible opportunities for office, flex, lab, R&D and warehousing functions with superior access to public transportation. Yard 5 will be directly connected to the MBTA Readville Commuter Rail Station, via two new multi-use walking/biking paths, which serves the Franklin and Fairmount rail lines as well as the Route 32 and 33 bus lines. The project will consist of up to six buildings that will contain approximately 250,000 SF of modern creative workspace, supplemented by new vehicle and bike parking and significant streetscape improvements. The amenities at Legacy Place and access to Route 128 and Interstate 95 are only minutes away by car, while the project also offers direct access into the heart of Boston via Hyde Park Avenue and Blue Hill Avenue. Corporate neighbors include RR Donnelley, RH, HD Supply and Roxbury Technology.

LOCATION & ACCESS



Directly connected to the MBTA
Readville Commuter Rail Station



Minutes from Legacy Place
shopping center



Quick access to Route 128 and
Interstate 95



EXIT 15
2.7 miles

2.6 miles

EXIT 14

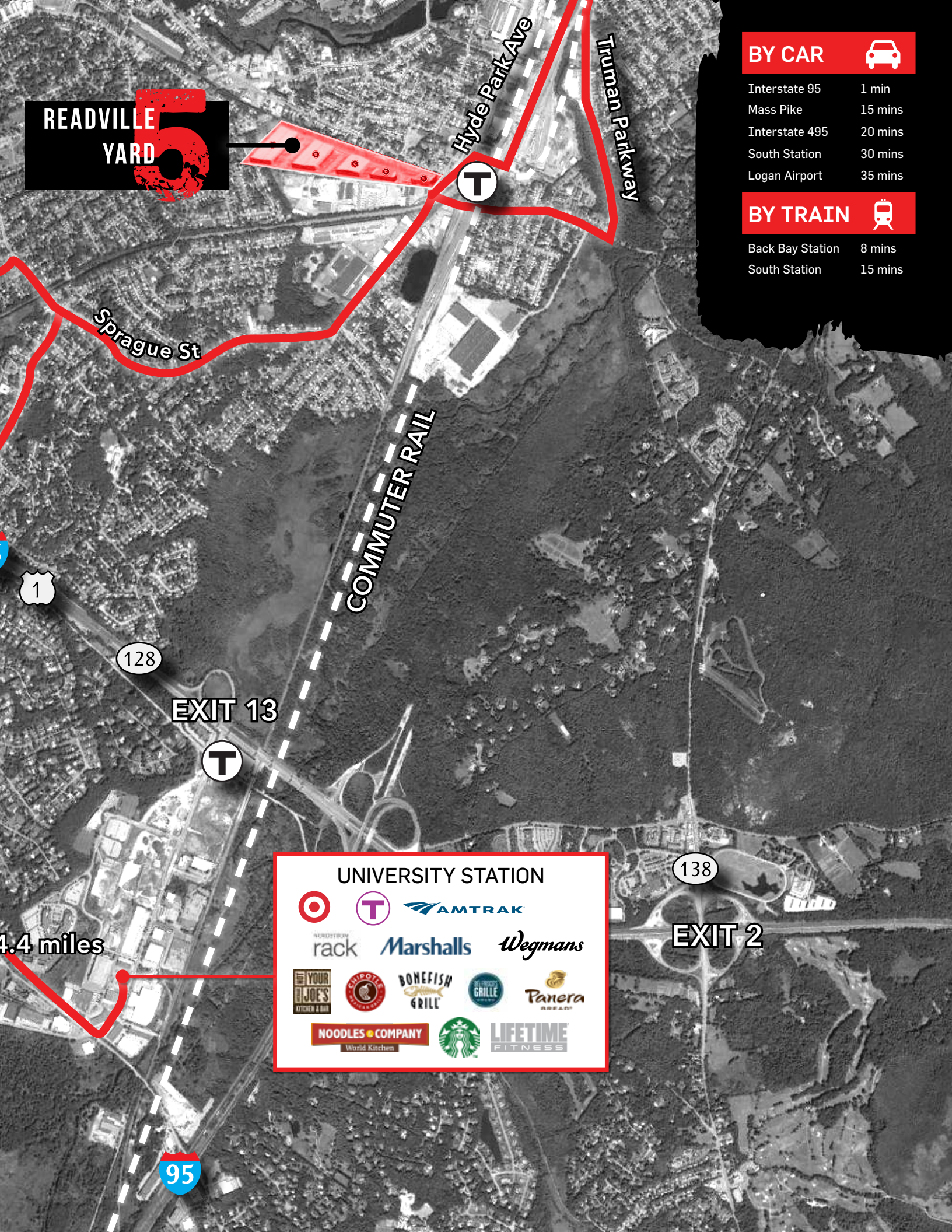
95

	0.25-MILE RADIUS		0.5-MILE RADIUS		1-MILE RADIUS	
YEAR	TOTAL	YOY GROWTH	TOTAL	YOY GROWTH	TOTAL	YOY GROWTH
2016 # of Employees	2,169	2.0%	5,820	2.2%	25,564	2.8%
2015 # of Employees	2,126	-3.9%	5,693	-4.3%	24,872	-4.6%

POPULATION DATA	0.25-MILE RADIUS	0.5-MILE RADIUS	1-MILE RADIUS
2010 Population	346	6,614	52,750
2016 Estimate	380	7,187	57,292
2021 Projection	403	7,568	60,470
2026 Forecast	419	7,837	62,710
Act. Growth 2010-2016	9.76%	8.67%	8.61%
Est. Growth 2016-2021	6.04%	5.30%	5.55%
Proj. Growth 2021-2026	4.05%	3.55%	3.71%

NORWOOD
MEMORIAL AIRPORT

READVILLE YARD



BY CAR

Interstate 95	1 min
Mass Pike	15 mins
Interstate 495	20 mins
South Station	30 mins
Logan Airport	35 mins

BY TRAIN

Back Bay Station	8 mins
South Station	15 mins

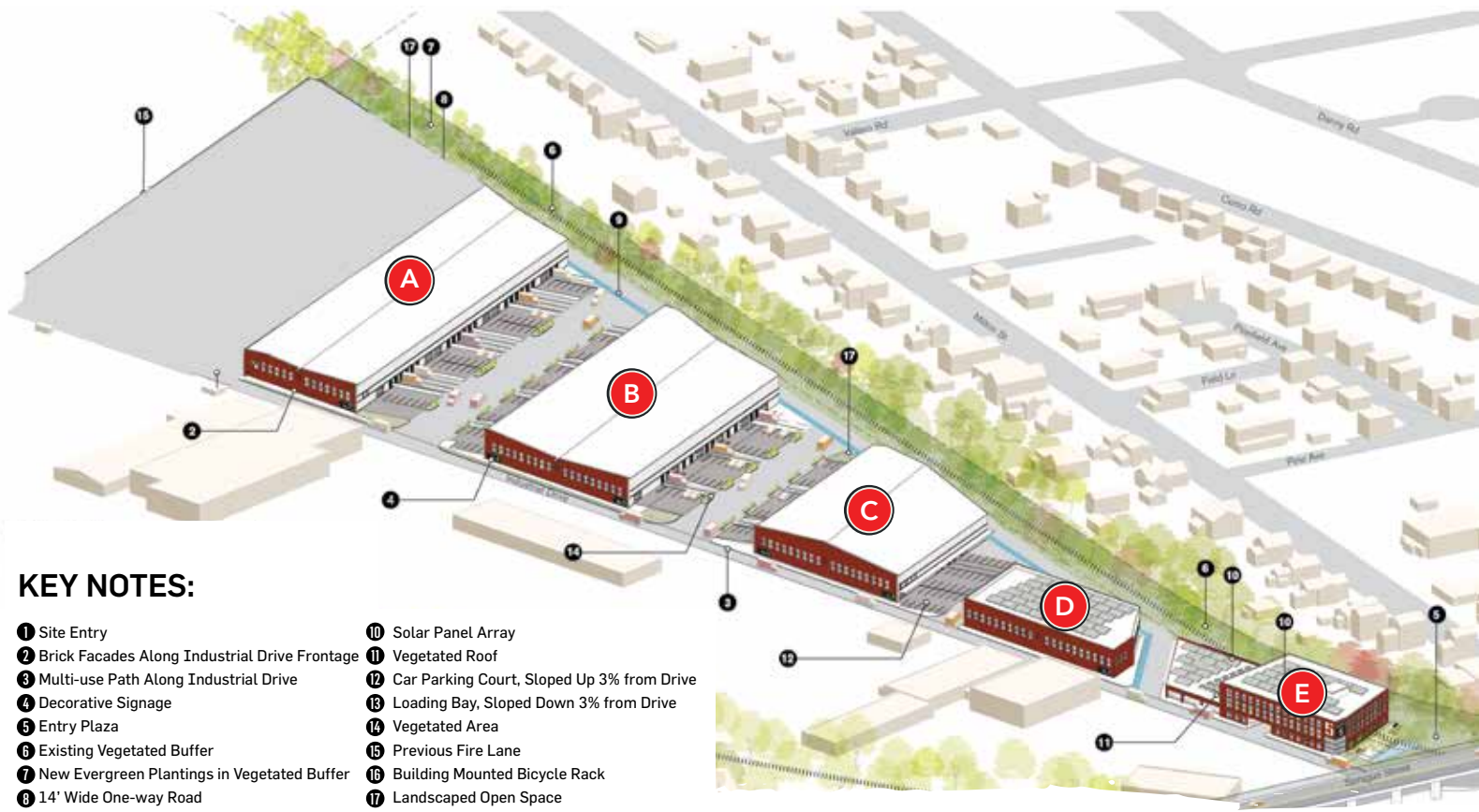
UNIVERSITY STATION











KEY NOTES:

- 1 Site Entry
- 2 Brick Facades Along Industrial Drive Frontage
- 3 Multi-use Path Along Industrial Drive
- 4 Decorative Signage
- 5 Entry Plaza
- 6 Existing Vegetated Buffer
- 7 New Evergreen Plantings in Vegetated Buffer
- 8 14' Wide One-way Road
- 9 Bicycle Path
- 10 Solar Panel Array
- 11 Vegetated Roof
- 12 Car Parking Court, Sloped Up 3% from Drive
- 13 Loading Bay, Sloped Down 3% from Drive
- 14 Vegetated Area
- 15 Previous Fire Lane
- 16 Building Mounted Bicycle Rack
- 17 Landscaped Open Space

ABOUT READVILLE YARD 5

TOTAL BUILDING AREA
70,000 SF

TOTAL AVAILABLE AREA
51,330 SF

LOADING DOCKS
10

ZONING
LI-2

CONSTRUCTION
LEED® certified

PARKING
1/1,000 SF parking ratio

LOADING
1/7,000 SF

CLEAR HEIGHT
24-26'

COLUMN SPACING
40' x 40'

FIRE PROTECTION
High density, high pile storage/
ESFR

POWER
480/277 Volt, 3-phase, 4-wire
redundant power

UTILITIES
WATER & SEWER
City of Boston

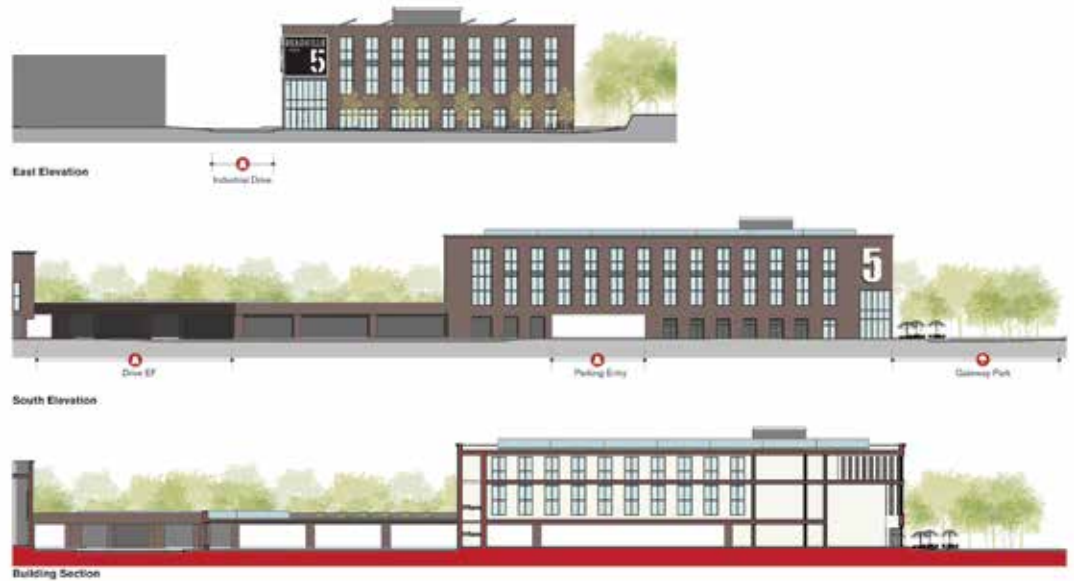
ELECTRIC
Eversource

GAS
National Grid



PROPERTY OVERVIEW

Building	SF
A	±70,000
B	±78,700
C	±48,000
D	±19,000
E	±40,000



BUILDING A

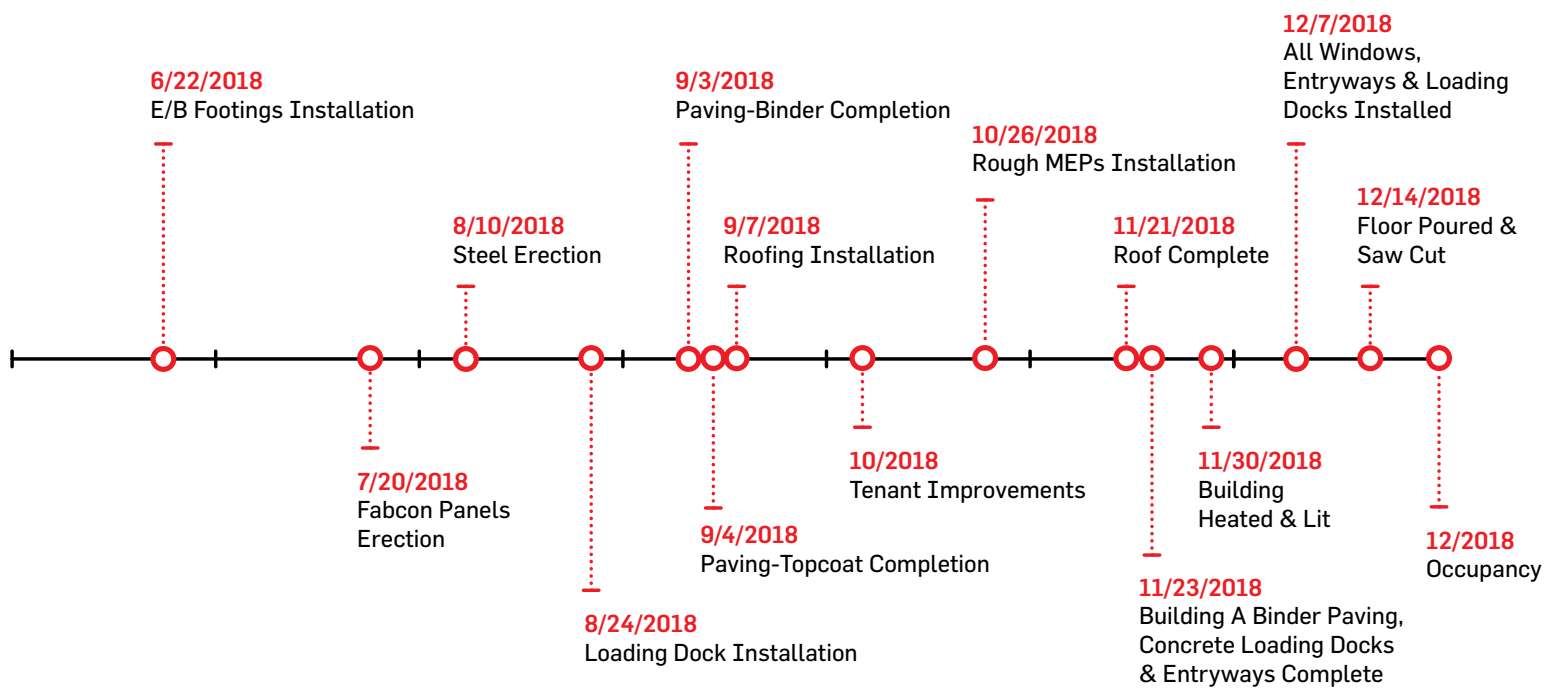


FLOOR PLAN

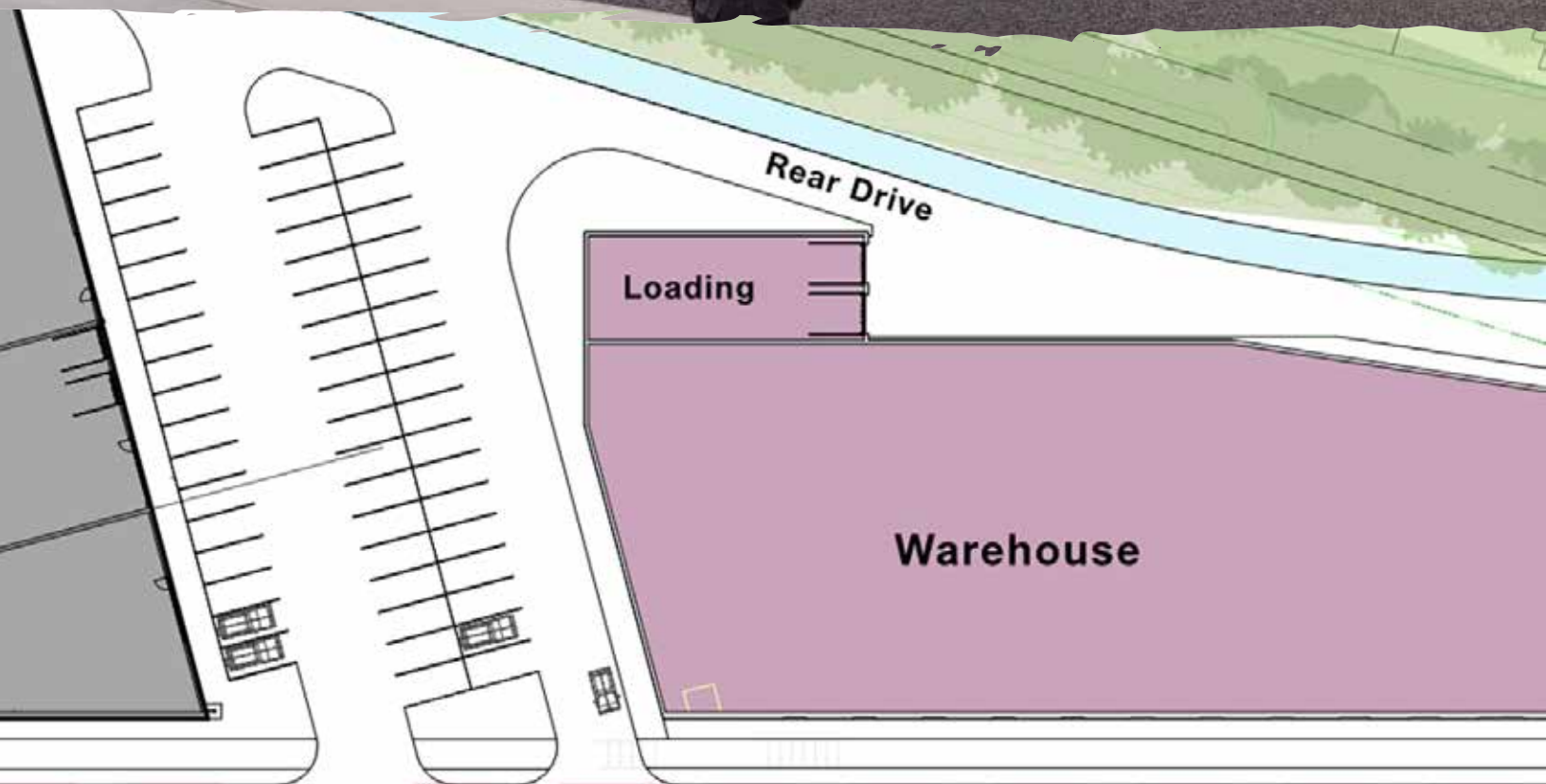




CONSTRUCTION TIMELINE

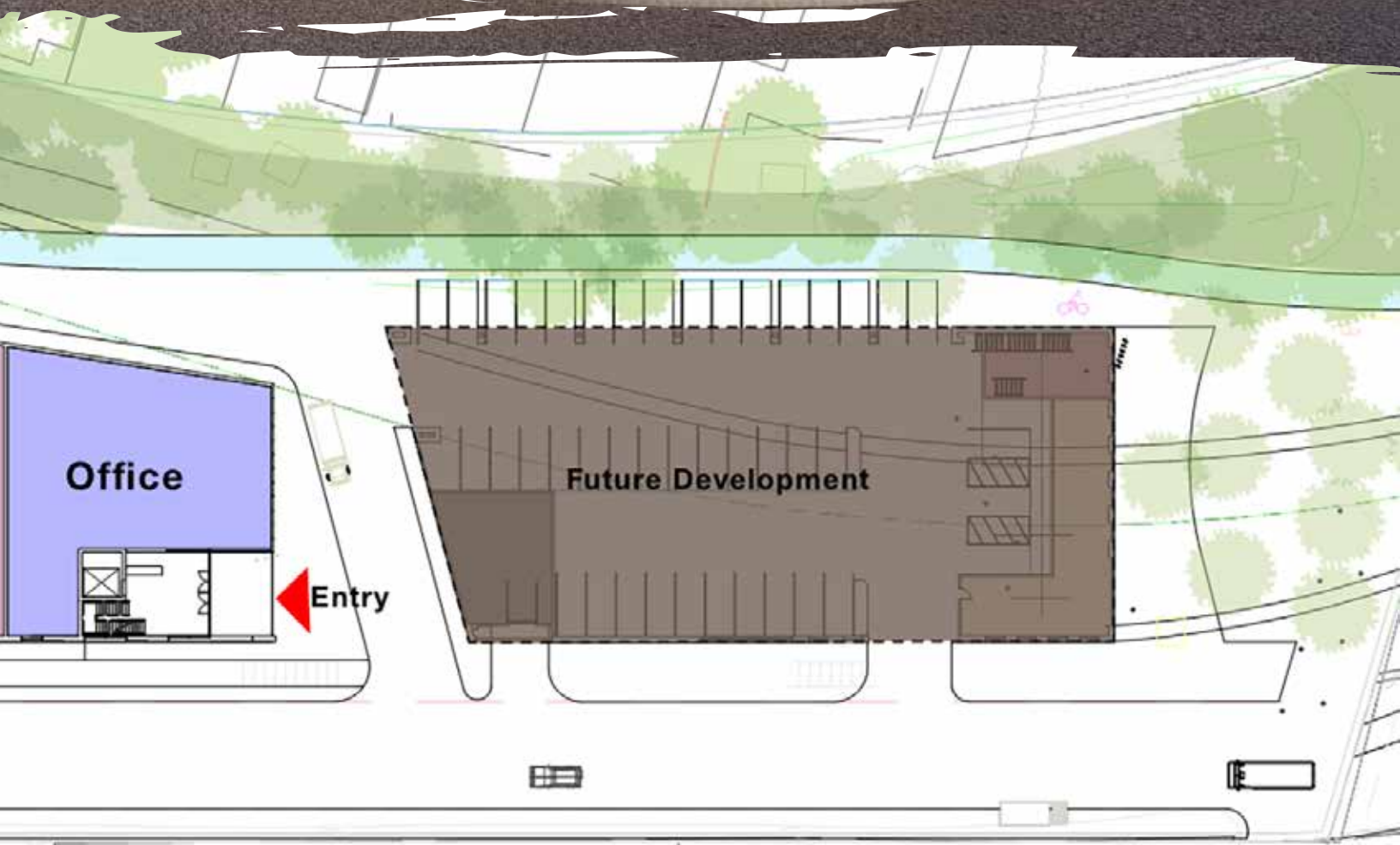


BUILDING D



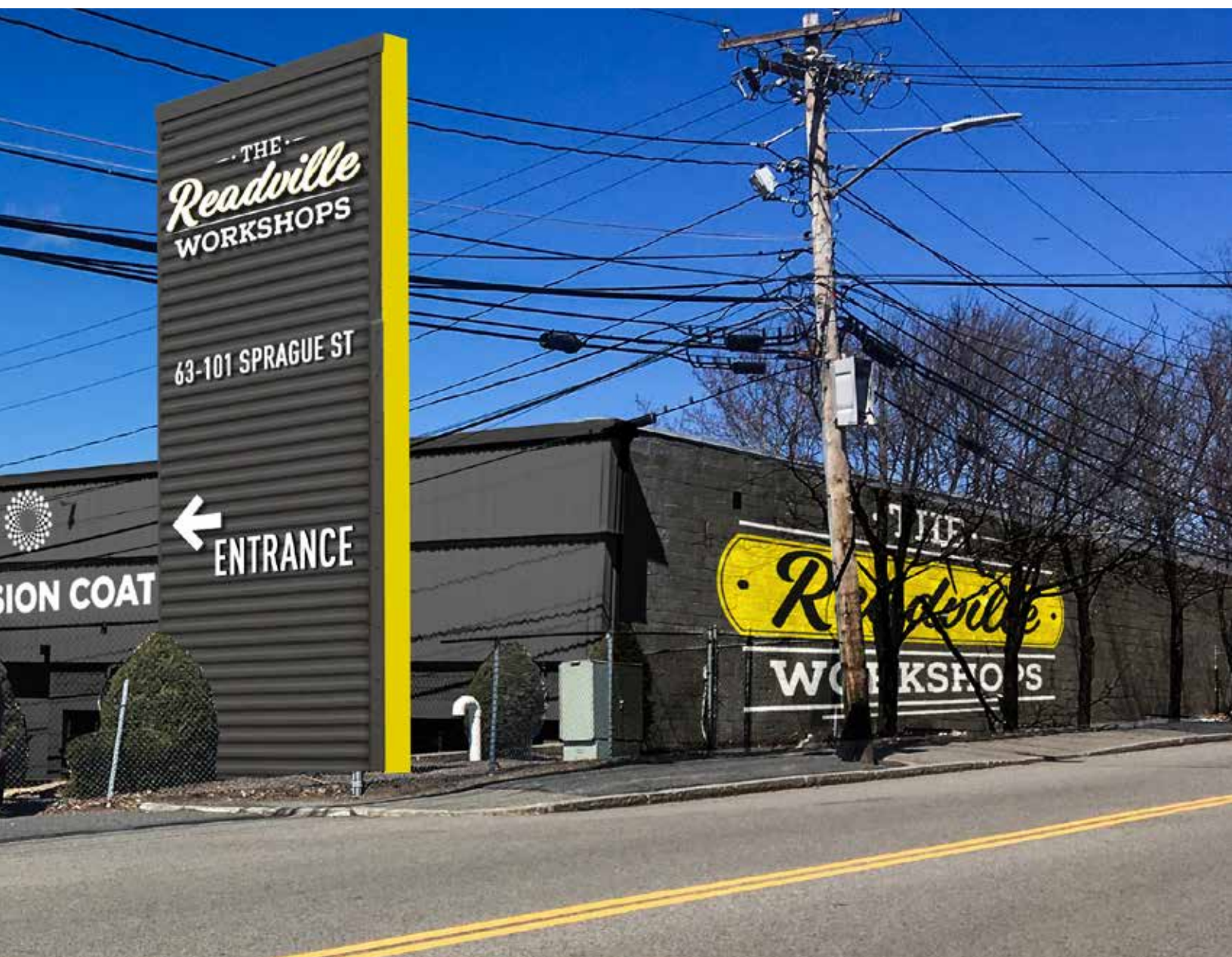
Industrial Drive





THE FUTURE OF READVILLE WORKSHOPS





READVILLE YARD



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