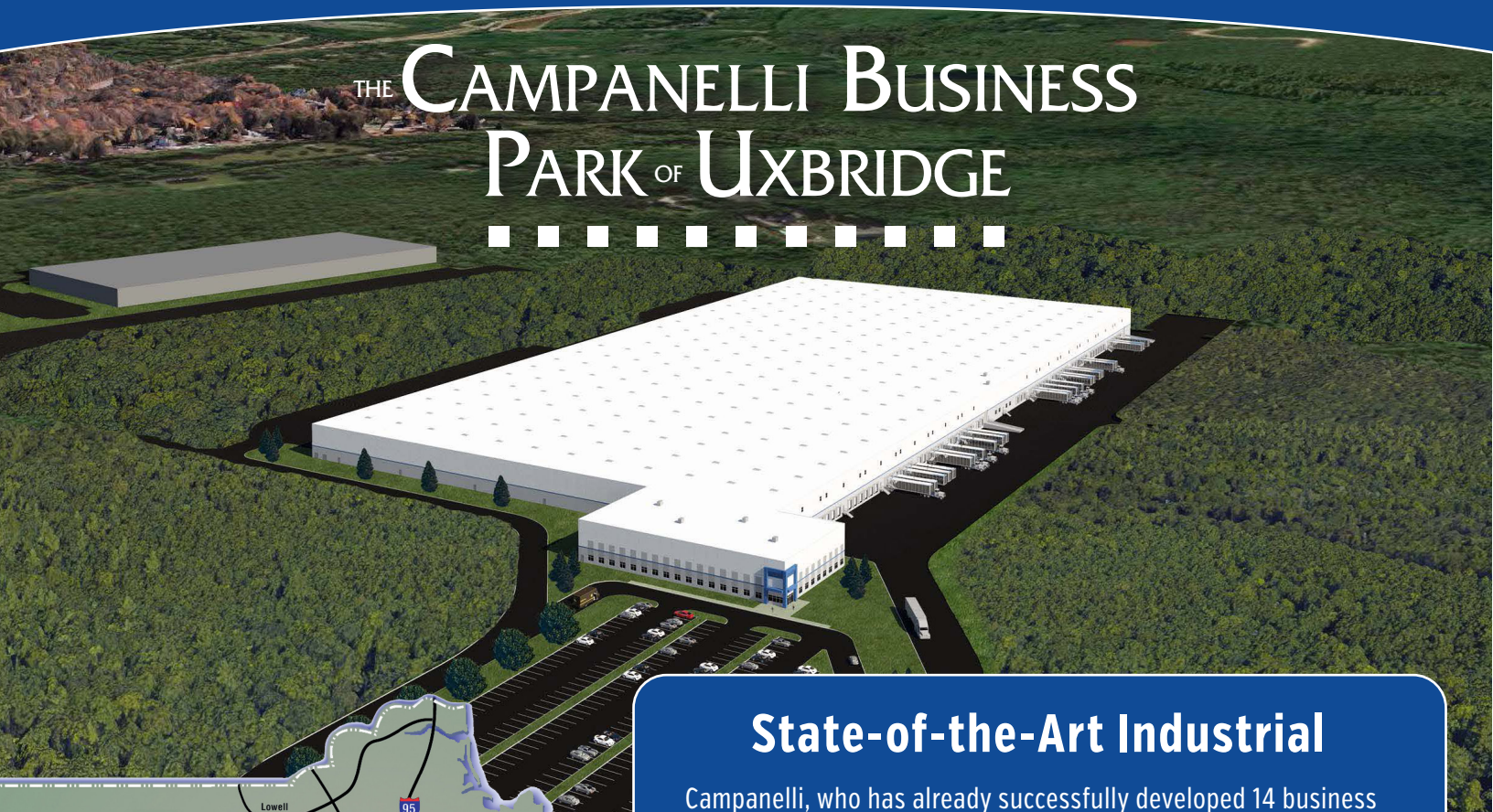


BUILD-TO-SUIT FOR LEASE OR PURCHASE

— up to 550,800 sf available —

THE CAMPANELLI BUSINESS PARK OF UXBRIDGE



State-of-the-Art Industrial

Campanelli, who has already successfully developed 14 business parks in MA, brings over 70 years of expertise to Uxbridge, MA.

Located on 176 acres with immediate highway access, the park is being developed on the south side of Route 146 at Route 16 linking Worcester, MA to Providence, RI (612 Douglas St.)

To-Be-Built: The Class A Industrial park, totaling 1.4 Million SF, is anchored by Medline, a global manufacturer and distributor of medical products.

- LOT 1 - 800,000 SF - Leased to Medline
- LOT 2A - 74,000 SF - Leased to Cultivate
- LOT 2B - 100,000 SF Building – OR – 137 Space Trailer Parking Lot
- LOT 3 - 450,800 SF AVAILABLE



Brokerage By:

Andrew Sacher | 508.277.4299 | asacher@aiscre.com



Owned and Developed By:



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CAMPANELLI BUSINESS PARK OF UXBRIDGE



AVAILABLE LOT 2B

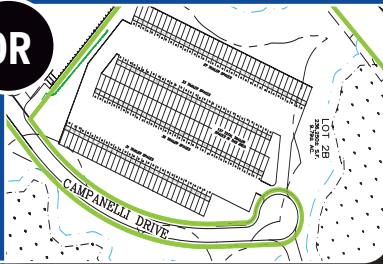
100,000 SF

- 9.78 ACRES
- 12 DOCKS
- 1 DRIVE IN DOOR
- 60 PARKING SPACES

OR

ALTERNATE

- 137 Trailer Positions



AVAILABLE LOT 3

450,800 SF

- 54.41 ACRES
- 100 DOCKS
- 2 DRIVE-IN DOORS
- 920' X 490' +/-
- FULL CROSS DOCK
- 110 TRAILER SPACES with 137 MORE on Lot 2B (Alternate)
- 300 PARKING SPACES

cultivate
OCCUPIED

LOT 2B

OCCUPIED



LOT 3

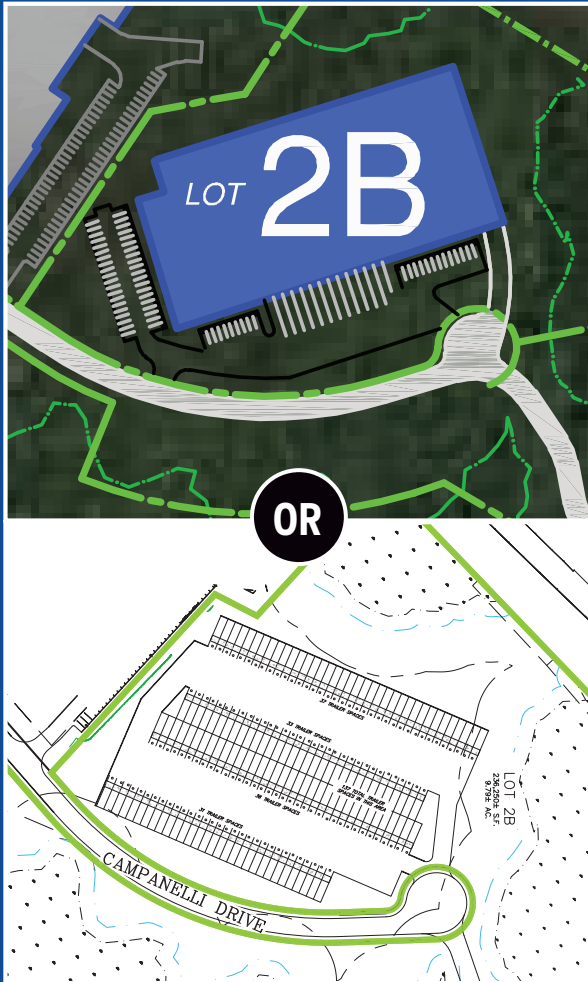
146

13 MILES SOUTH
ROUTE 295
PROVIDENCE
19 MILES SOUTH

CAMPANELLI BUSINESS PARK OF UXBRIDGE

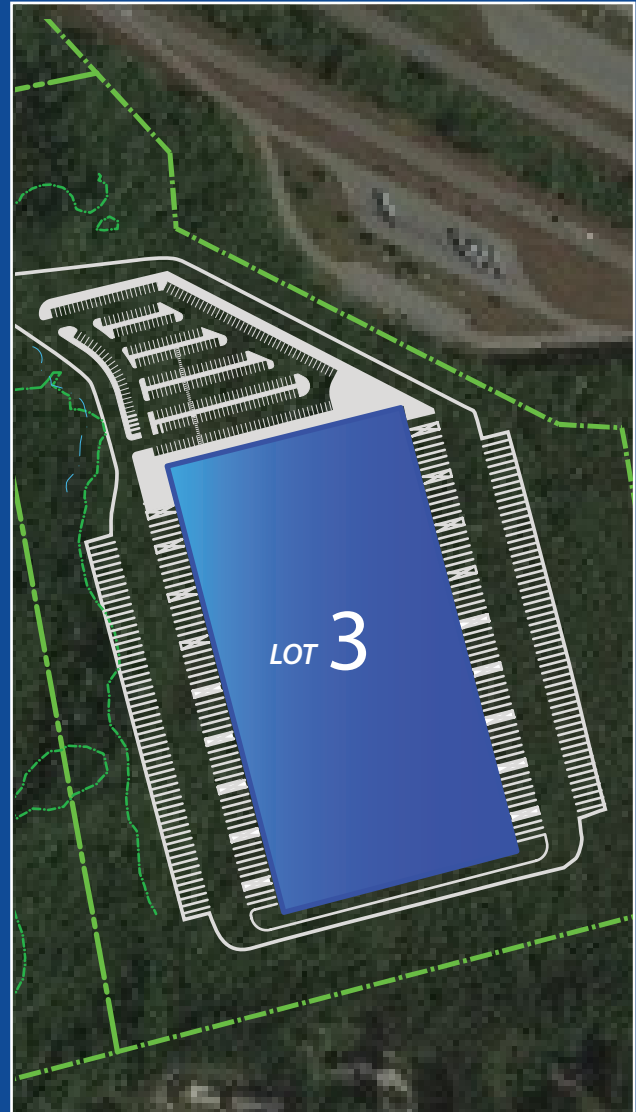


Lot 2B – 100,000 SF



Lot 2B – ALTERNATIVE
137 Trailer Parking Positions

Lot 3 – 450,800 SF



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