

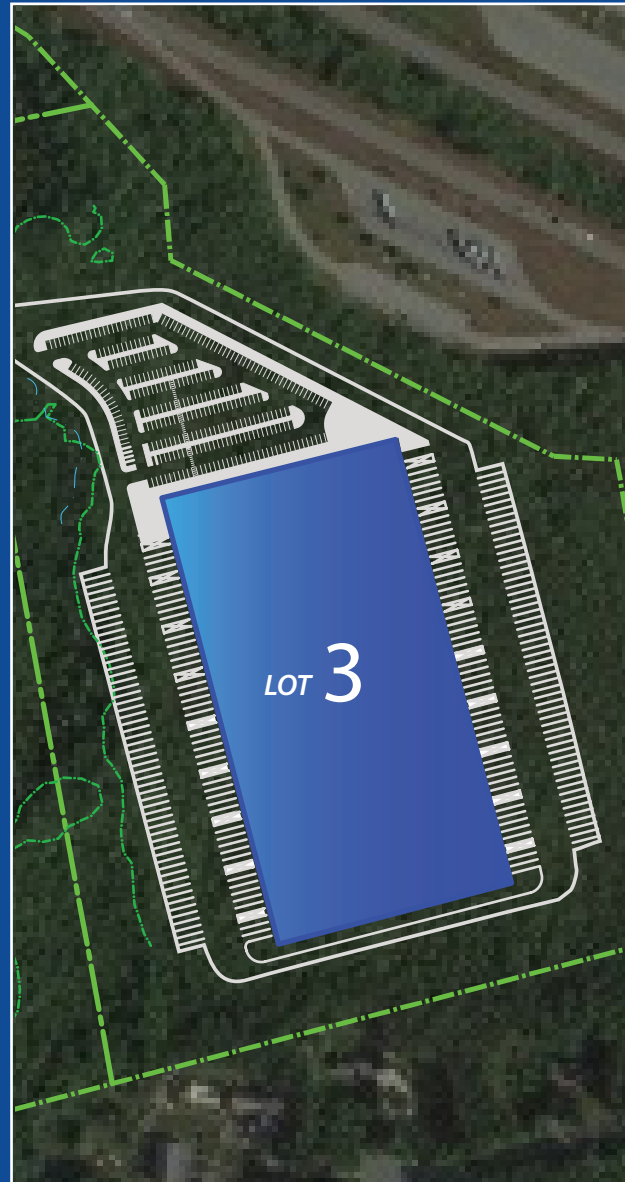
# CAMPANELLI BUSINESS PARK OF UXBRIDGE

Lot 2B – 100,000 SF

Lot 3 – 450,800 SF



**Lot 2B – ALTERNATIVE**  
137 Trailer Parking Positions



## 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:

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Owned and Developed By:



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# CAMPANELLI BUSINESS PARK OF UXBRIDGE

146

## SITE SPECIFICATIONS:

- **Location:** 612 Douglas Street  
Uxbridge, MA 01569
- **Intersection** of Route 146 & Route 16 (exit 3)
- **176 Acres** (64 acres to be developed).
- **Dual curb cut** at park entrance to optimize traffic flow and safety
- **Utilities**
  - Water:** Town of Uxbridge
  - Sewer:** Town of Uxbridge
  - Gas:** Eversource
  - Electric:** National Grid



### AVAILABLE LOT 2B

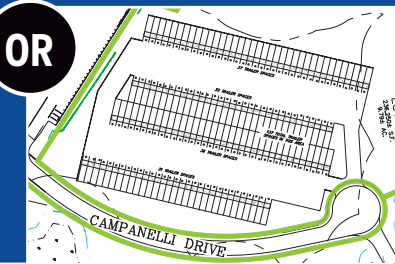
**100,000 SF**

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

### ALTERNATE

- 137 Trailer Positions

OR



### 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

146

13 MILES SOUTH  
ROUTE 295  
PROVIDENCE  
19 MILES SOUTH