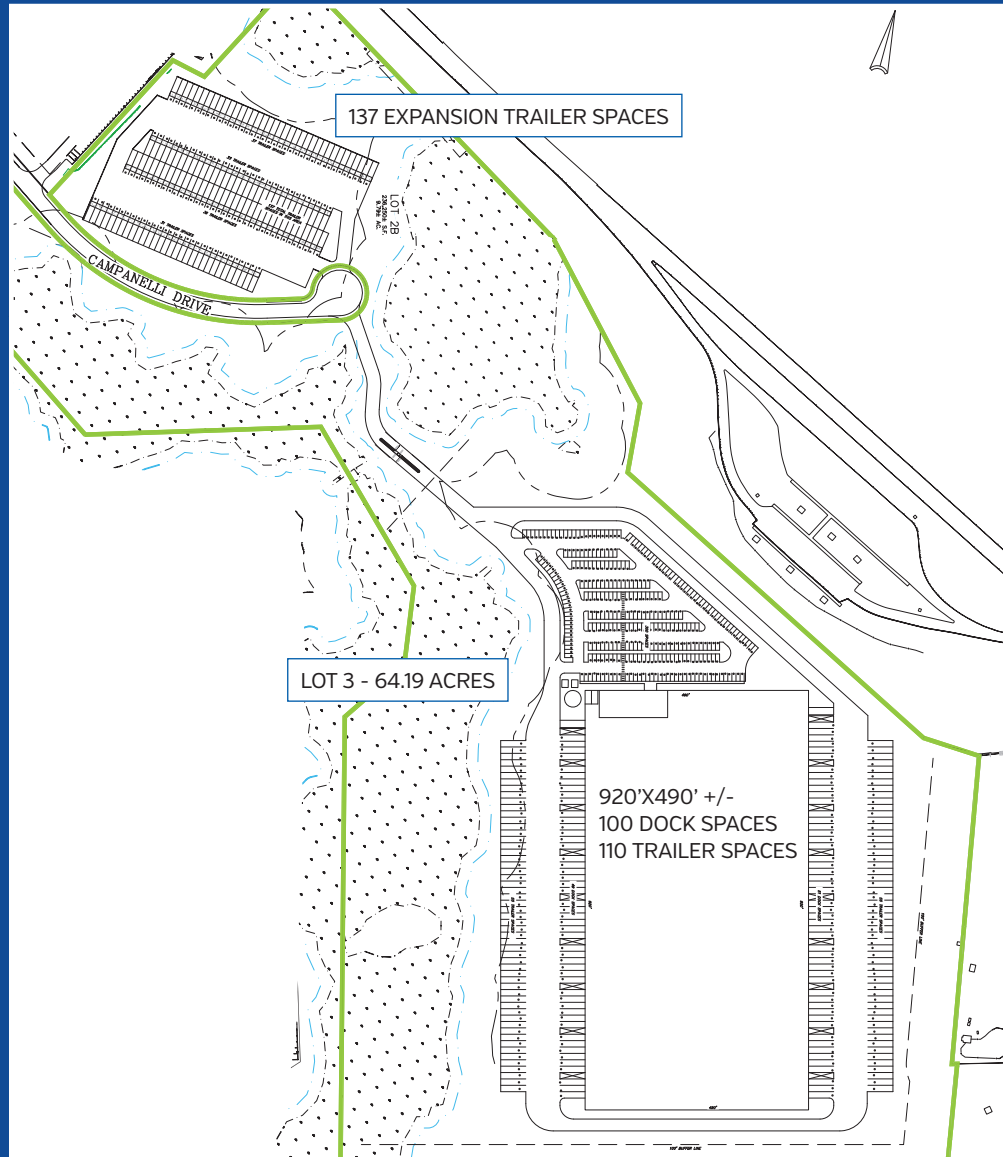


THE CAMPANELLI BUSINESS PARK OF UXBRIDGE



Lot 3 – 450,800 SF BUILDING • 247 TRAILER SPACES

Brokerage By:

Andrew Sacher | 508.277.4299 | asacher@aiscre.com

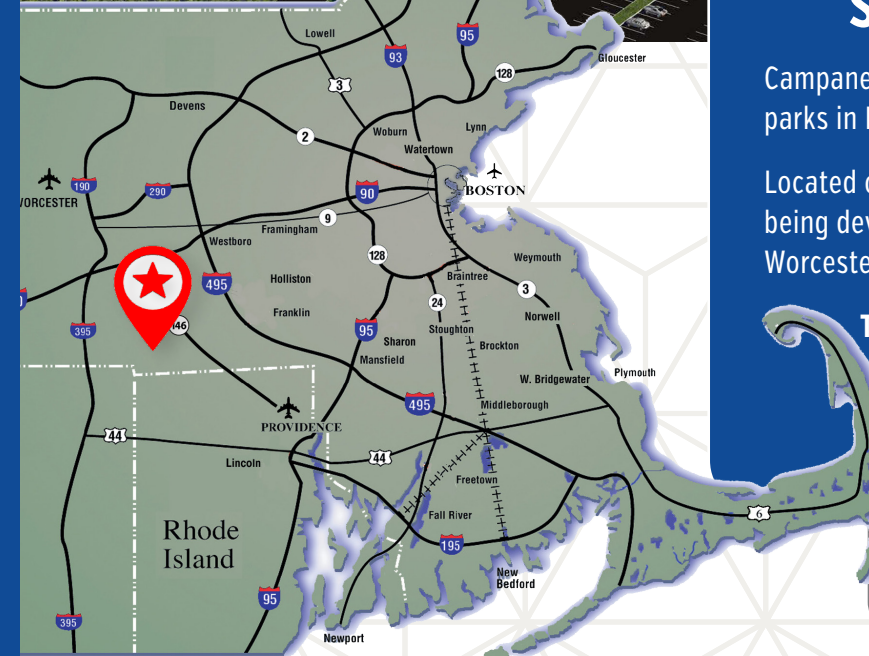
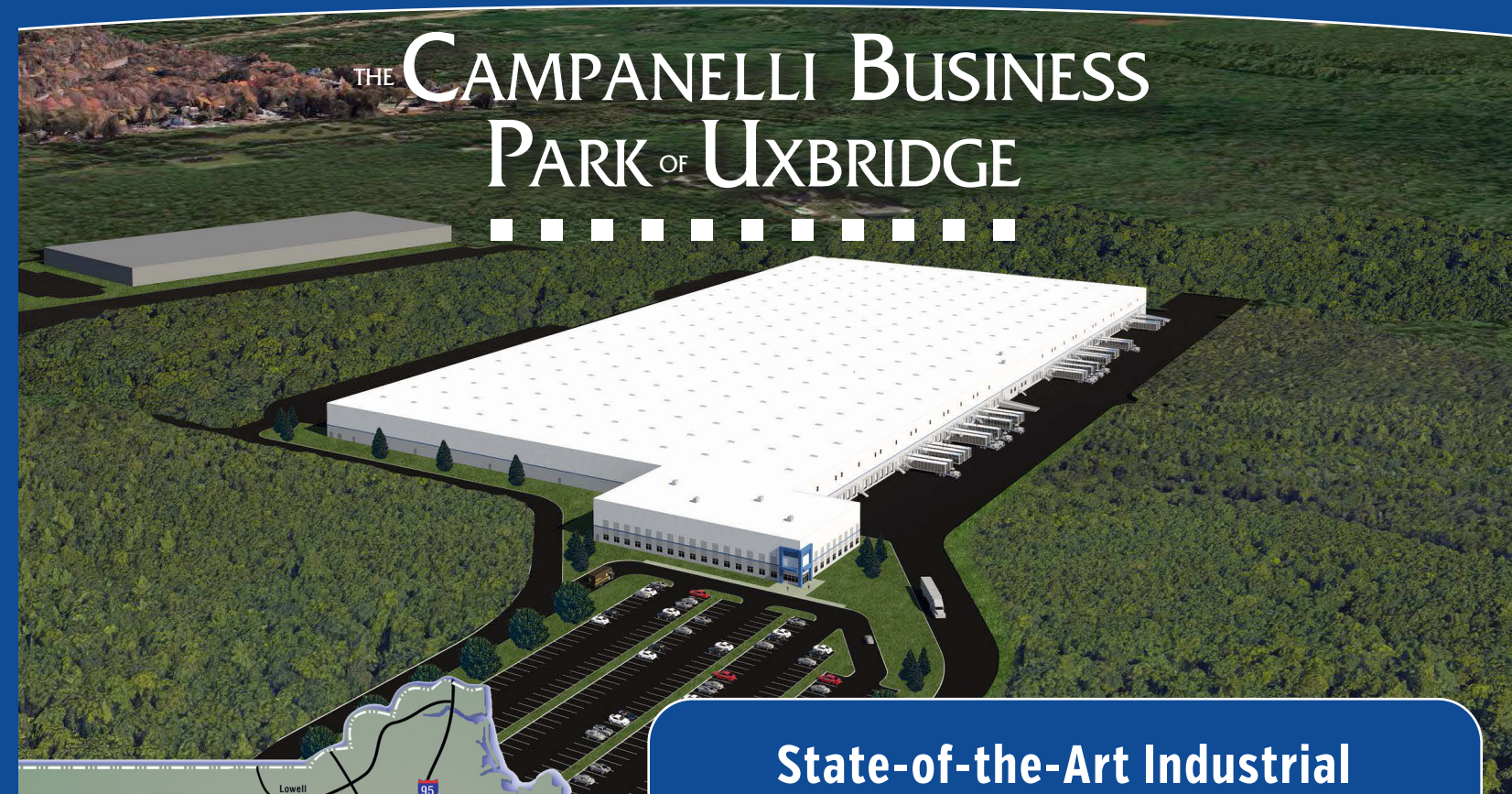


Owned and Developed By:



SPEC DEVELOPMENT FOR LEASE OR PURCHASE

— up to 450,800 sf available - —



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 3 - 450,800 SF AVAILABLE

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CAMPANELLI BUSINESS PARK OF UXBRIDGE

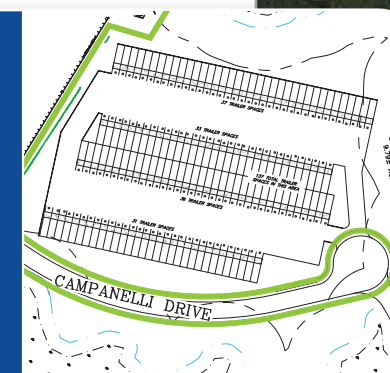
146

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

EXPANSION LOT

137 TRAILER SPACES



AVAILABLE LOT 3

450,800 SF

- 64.19 ACRES
- 100 DOCKS
- 2 DRIVE-IN DOORS
- 920' X 490' +/-
- FULL CROSS DOCK
- 110 TRAILER SPACES
- 137 EXPANSION TRAILER SPACES
- 300 PARKING SPACES



146

13 MILES SOUTH
ROUTE 295
PROVIDENCE
19 MILES SOUTH