

696

FORT POND ROAD
Lancaster, Massachusetts

FORT POND INDUSTRIAL PARK

2

Fort Pond Road

Trailer
Parking

Building B
159,000± SF

Building A
159,000± SF

Building C
297,500± SF

Trailer
Parking

75,000 SF – 297,500 SF

STATE OF THE ART INDUSTRIAL CAMPUS

Site Specifications

SITE DESCRIPTION

Land Area:	±142 acres
Total Campus Area:	615,500 SF
Total Rentable Area:	Building A: 75,000 - 159,000 SF Building B: 75,000 - 159,000 SF Building C: 297,500 SF
Built:	Build to suit - New Construction

CONSTRUCTION

Foundation:	Poured in place reinforced concrete footings and foundation.
Construction:	10' high CMU Wall with IMPs on top
Roof:	24" wide CFR-24 galvalume metal roof panels
Clear Height:	Building A & B: 32' Building C: 32' - 36'
Floor Slab:	7", 4,000 p.s.i. steel troweled concrete slab with forta fiber reinforcing with 10-mil poly membrane, Ashford formula curing and sealing compound.
Column Spacing:	56' x 50' with 62' speed bays
Truck Court Depth:	Buildings A & B: 200' Building C: 140'

BUILDING SYSTEMS

Electrical Services:	4,000 amps per building
Sprinklers:	ESFR
Emergency Generator:	As part of TI
HVAC:	Heated warehouse, fully conditioned office

UTILITIES

Electrical Services:	National Grid
Water/Sewer:	Shirley Water District/Septic Sytem
Natural Gas:	National Grid

Building A

75,000 - 159,000 square feet

32 loading docks

10 trailer parking stalls

178 car parking stalls

Building B

75,000 - 159,000 square feet

32 loading docks

10 trailer parking stalls

178 car parking stalls

Building C

297,500 square feet

46 loading docks

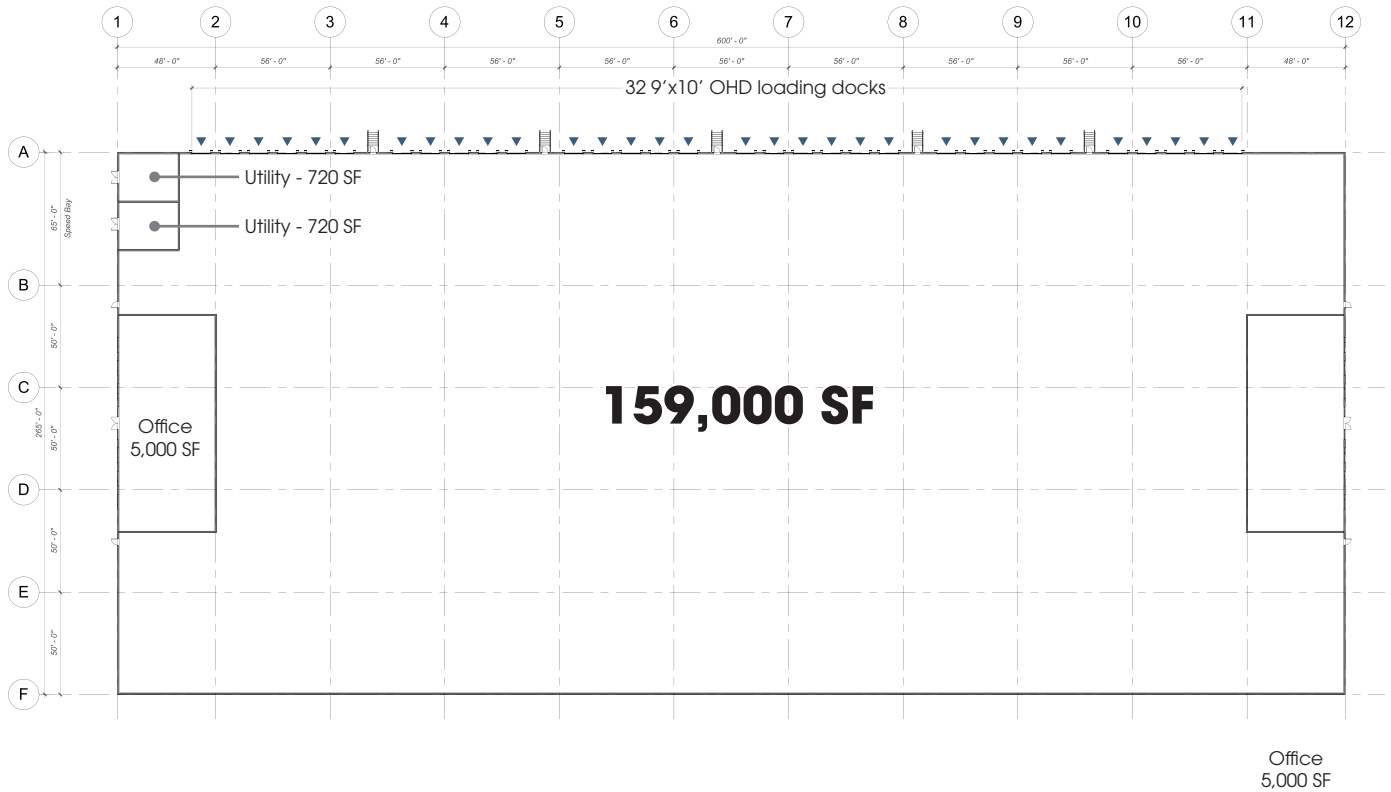
56 trailer parking stalls

234 car parking stalls



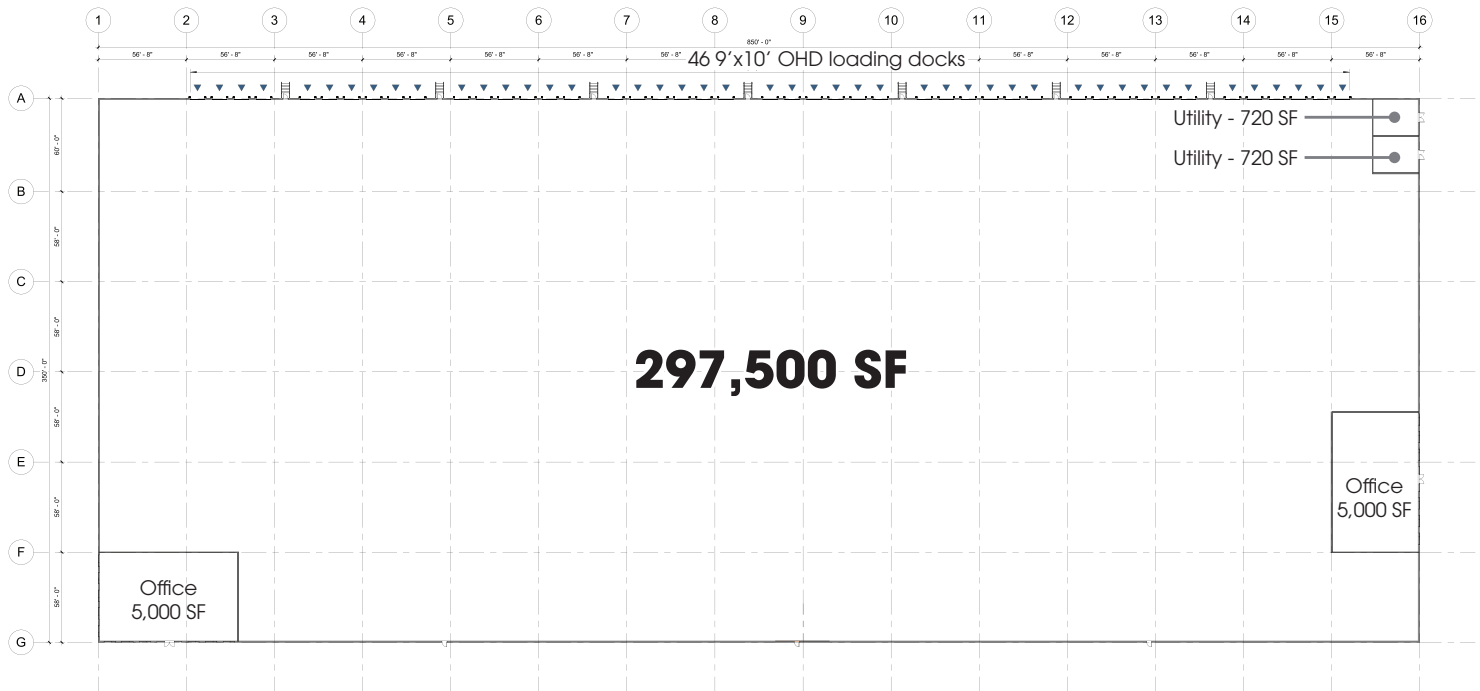
Buildings A & B

PROPOSED FLOOR PLAN

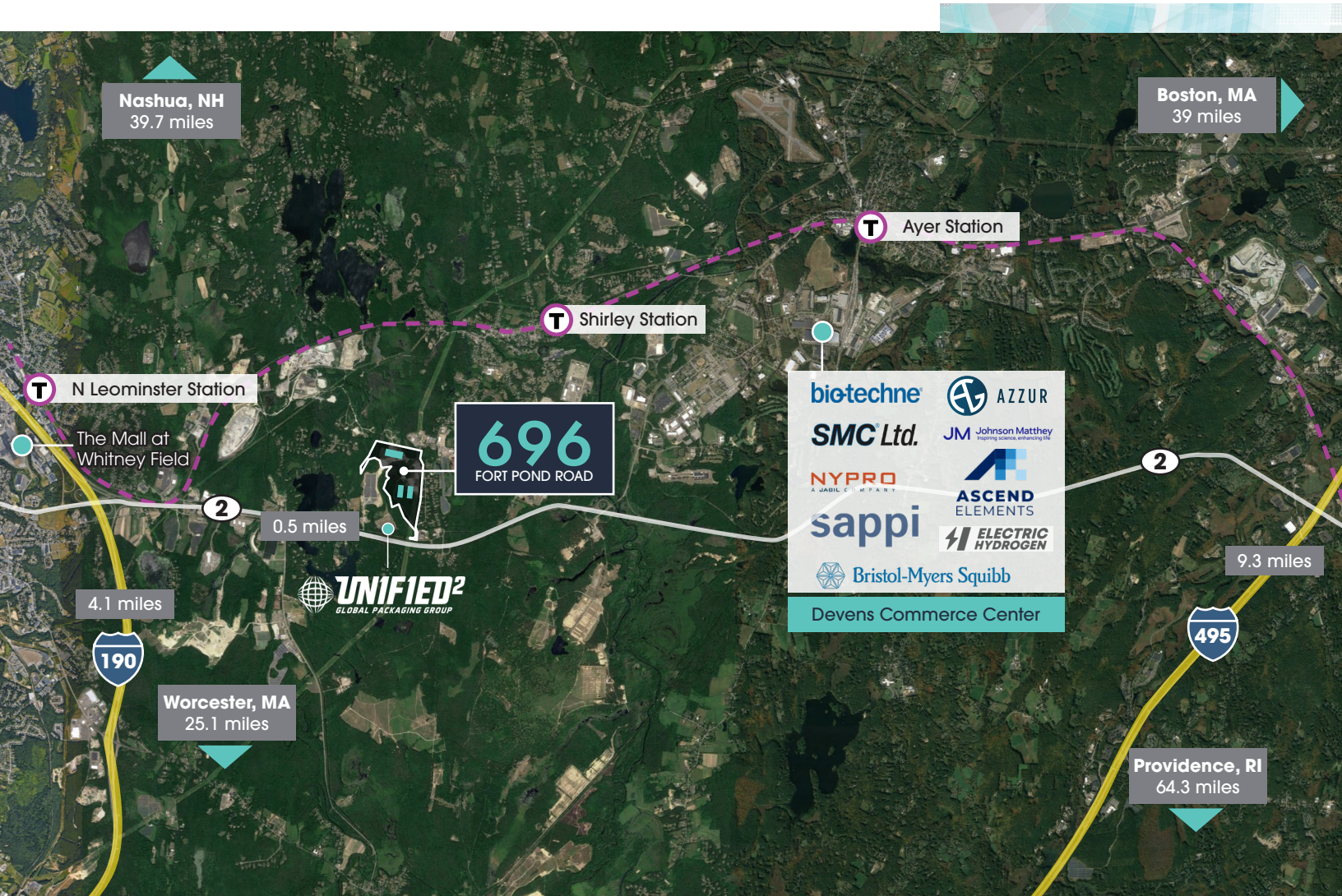


Building C

PROPOSED FLOOR PLAN



Construction Timeline



PJ Foster
M. 617 794 7338
pj.foster@colliers.com

Kevin Hanna
M. 617 763 0870
kevin.hanna@colliers.com

Kevin Brawley
M. 617 610 9799
kevin.brawley@colliers.com

Robert Cronin
M. 617 633 2141
bob.cronin@colliers.com



Colliers | 100 Federal Street, Boston, MA 02110 | colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved.