

NEW 120,600 RSF SPECULATIVE DEVELOPMENT

1000 NICKERSON

MARLBOROUGH, MA

PROPERTY SPECIFICATIONS

SITE DESCRIPTION

Rentable Area 120,600 RSF

Site Area 12 Acres

CONSTRUCTION SPECIFICATIONS

Construction Tilt Up

Clear Height 32'

Building Depth 180'

Truck Court Depth 130'

Column Spacing 60' at speed bay; 40' at others

Truck Apron Depth 60' concrete

Speed Bay Size 60'x40'x40'

Floor 7" reinforced with welded wire mesh

Roof 60 mil TPO with R30 insulation

Windows 13 4'x8' clerestory windows above truck dock doors

BUILDING SYSTEMS

Utilities
Water: Town of Marlborough
Waste: Municipal Sewer Connection
Electric: National Grid
Gas: Eversource

Fire Protection ESFR sprinklers

Lighting LED sensor lighting

EXTERIOR ARCHITECTURAL FEATURES

Façade Concrete panels with red brick accents

Glass & Windows Storefront entrances with additional 4'x8' window line above loading docks

MECHANICAL

Power 3,000 amp electrical service, 277/480v, 3 phase, 4 wire service

Heating Roof-mounted gas-fired units

Parking 2.2 per 1,000

Loading 10 dock doors with 2 levelers at each end of building (4 total levelers)
9'10' insulated vision glass sectional vertical doors