

Building 85 Swanson Road

Property Description:	A two story 96,933 SF 2 story aggregate surface, precast concrete panels
Year Built:	1986
Property Location:	85 Swanson Road, Boxborough, MA
Access:	Intersection of Route 111 and 495. Northwest corner of exit 28.
Current Tenants:	AMI Semi-conductor, Photodetection
Expansion Potential:	None
Uses:	Office, Research and Development, Laboratory
Parking	340 parking spaces
Construction:	Building is currently on going common area re-hab.
HVAC:	5 Trane gas fired roof top units
Clear Height:	13'
Column Spacing:	25' x 25'
Water:	Private well
Sewer:	Private septic
Gas:	Natural Gas provided by N-Star
Power:	2500 amps, 3 phase, 480 volts
Loading Docks:	5 Loading Docks
Bldg Renovations:	none
Space Available:	30,000 SF, will sub-divide
Leasing Information:	Dave Pergola Cushman and Wakefield 125 Summer Street Boston, MA 02110 617-204-4195